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3	GABRIEL'S COURT PLAN AND ROAD PROFILE
4	MISSION ROAD IMPROVEMENTS CROSS-SECTIONS
5	MISSION ROAD - TEMPORARY TRAFFIC CONTROL PLAN & PAVEMENT MARKING PLAN
6	STOPPING SIGHT DISTANCE PLAN AND PROFILE
7	GRADING AND SEDIMENT & EROSION CONTROL PLAN
8	GRADING AND SEDIMENT & EROSION CONTROL PLAN
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10	SEDIMENT AND EROSION CONTROL DETAILS
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24	SWM INFILTRATION BASIN NOTES, SPECIFICATIONS AND DETAILS

REVISED FINAL ROAD CONSTRUCTION, GRADING AND STORMWATER MANAGEMENT PLANS GABRIEL'S COURTYARD LOTS 1 THRU 39, 42 THRU 44 (PER F-11-051), OPEN SPACE LOTS 40 & 41 ZONING: R-SC TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272

APPROVED: DEPARTMENT OF PUBLIC WORKS
W. J. ... 4-13-2011
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
W. J. ... 4-13-11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

W. J. ... 4/15/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

- ### GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MESS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL TRAFFIC CONTROL DEVICES" (MTRCD).
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT Nos. 4368 & 4369 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS.
 HOWARD COUNTY MONUMENT NO. 4368 N 542,963.6476 E 1,371,573.8400 ELEV. = 216.327
 HOWARD COUNTY MONUMENT NO. 4369 N 544,117.5096 E 1,370,700.9447 ELEV. = 219.482
 - THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION OF THESE PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
 - THE SUBJECT PROPERTY IS ZONED R-SC PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "CONP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
 - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY SUBDIVISION UNLESS WAIVERS HAVE BEEN APPROVED.
 - SITE DATA:
 CURRENT ZONING: R-SC
 LOCATION: MISSION ROAD 650' NORTHWEST FROM THE INTERSECTION OF U.S. ROUTE 1 AND MISSION ROAD.
 ELECTION DISTRICT: 6TH
 TAX MAP: 43
 GRID: 14
 URB: 14
 PARCEL: 570 & 272
 - AREA TABULATION:
 a. GROSS AREA OF TRACT: 10,545 AC.
 b. AREA OF FLOODPLAIN: N/A (THERE IS NO FLOODPLAIN ON THIS SITE).
 c. AREA OF 25% OR GREATER SLOPES: 0.00 AC. (SEE GENERAL NOTE NO. 11). AREAS OF STEEP SLOPES (15% - 24.9% AND 25% OR GREATER) LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116.6, HAVE BEEN SHOWN ON SHEETS 7 & 8.
 d. NET AREA OF TRACT: 10,545 AC. DENSITY = 4 DWELLING UNITS X NET ACRE = 4 x 10,545 = 42,180 OR 42 UNITS
 e. AREA OF PROPOSED ROAD RIGHT OF WAY = 1.46 AC.
 f. AREA OF PROPOSED BUILDABLE LOTS = 2.91 AC.
 g. AREA OF PROPOSED OPEN SPACE LOT = 5,804 AC.
 h. LOT COVERAGE = 54%
 i. PROPOSED FILE NUMBERS: SP08-004, F-11-051
 - THE EXISTING 25% OR GREATER SLOPES ON THIS SITE WERE DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING PER DRP PROJECT MANAGEMENT COMMUNICATION DATED JULY 29, 2010 TO BE EXEMPT FROM DENSITY CALCULATIONS DUE TO FACTORS OUTLINED IN JUSTIFICATION ITEMS 1 THRU 3. CONTAINED THEREIN AND ARE AS FOLLOWS:
 (1) VERY LIMITED SIZE, TOTAL AREA AND THE SPORADIC, NON-CONTIGUOUS NATURE OF THESE STEEP SLOPES; (2) STEEP SLOPES ARE ISOLATED SMALL POCKETS LOCATED WITHIN A PREVIOUS QUARREED AREA AND NOT ADJACENT TO ANY OTHER ENVIRONMENTAL FEATURES AND EACH POCKET WAS LESS THAN 20,000 SQUARE FEET OF CONTIGUOUS AREA; AND (3) THE APPLICANT HAD A VALID SURFACE MINING PERMIT TO EXTRACT MINERALS FROM THIS PROPERTY AND HAD PRIOR APPROVAL TO REMOVE EXISTING STEEP SLOPES.
 - PUBLIC WATER AND PUBLIC SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT. CONTRACT NO. 24-4500-0. THE WATER AND SEWER IS IN THE LITTLE PATENT DRAINAGE AREA.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - EXISTING UTILITY LOCATIONS SHOWN ARE BASED ON FIELD RUN TOPOGRAPHY AND APPROVED UTILITY CONSTRUCTION DRAWINGS.
 - CONTOUR DENOTES SLOPES 10% TO 24.99% AS SHOWN ON SHEETS 7 & 8.
 - STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE CRITERIA CONTAINED IN THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II, CHAPTER 5 "STORMWATER CREDITS FOR INNOVATIVE SITE PLANNING". SOME OF THE Vgr, Cgr AND Rev WILL BE PROVIDED AND MAINTAINED BY UTILIZING NON-STRUCTURAL BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH CHAPTER 5 OF THE DESIGN MANUAL. THE REMAINING REQUIREMENTS WILL BE ADDRESSED WITH ONE INFILTRATION BASIN FACILITY. Cgr IS REQUIRED BECAUSE THE 1 YEAR STORM IS GREATER THAN THE 2.0cfs MANDATED BY THE AFOREMENTIONED MANUAL. THE OWNERSHIP AND THE MAINTENANCE RESPONSIBILITY OF THE INFILTRATION BASIN SHOWN ON OPEN SPACE LOT 40 WILL BE PREVIOUSLY OWNED AND JOINTLY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY.
 - THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED DECEMBER 23, 2007.
 - THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PROPERTY BASED ON A REPORT FROM ECO-SCIENCE PROFESSIONALS, INC.
 - THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY HARS GROUP, DATED JUNE 2007.
 - BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED JANUARY 26, 2007.
 - TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY BY FISHER COLLINS AND CARTER INC. DATED FEBRUARY 5, 2007.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND 21. THE FOREST CONSERVATION MANUAL FOR THIS PROJECT WILL BE FULFILLED THROUGH THE RETENTION OF 2.2 ACRES OF NET TRACT AREA FOREST WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT AND THE ON-SITE REFORESTATION OF 1.1 ACRES. THE PLANTING LOCATION IS PROVIDED ON P.F. DETAILS AND SPECIFICATIONS FOR THE REFORESTATION ARE PROVIDED ON SHEET 21.
 A SURVEY FOR ON-SITE RETENTION @ \$0.20/ft²; FOR 99,832 sq. ft. = \$19,966.40 AND ON-SITE REFORESTATION @ \$0.50/ft²; FOR 47,916 sq. ft. = \$23,958.00 IS REQUIRED. TOTAL SURVEY AMOUNT FOR THE SUBDIVISION = \$43,924.40
 - NO CEMETERIES EXIST WITHIN THIS SUBDIVISION. SOILS INFORMATION TAKEN FROM SOIL MAP NO. 16, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
 - THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY PENNMAN & BROWNE, INC. DATED JUNE 2007 AND APPROVED ON AUGUST 23, 2007.
 - ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T-180.
 - THE LANDSCAPE SURVEY CONDUCTED FOR UNDER THE ORIGINAL F-09-047 IS CONSIDERED SUFFICIENT TO COVER THE NEWLY PROPOSED LANDSCAPING/LANDSCAPING CHANGES ASSOCIATED WITH THIS PROJECT. TO COVER THE ORIGINAL F-09-047, IN ADDITION, A SURVEY FOR 99 STREET TREES IN THE AMOUNT OF \$17,000.00 SHALL ALSO BE REQUIRED.
 - STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
 - SIGN POSTS: WITHIN COUNTY R/W - ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT OF WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 a. WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
 b. SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 c. GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE, AND MINIMUM OF 45 TURNING RADIUS.
 d. STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (42,000 LBS).
 e. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1" FOOT DEPTH OVER DRIVEWAY SURFACE.
 f. STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 g. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - DRIVEWAYS SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.06 IN THE VOLUME IV DESIGN MANUAL.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
 - THE EXISTING WELL ON PARCEL 272 WILL BE ABANDONED BY A LICENSED WELL DRILLER AND STATE FORMS SUBMITTED FOR DOCUMENTATION PRIOR TO FINAL RECORD PLAT SIGNATURE.
 - PARKING REQUIREMENTS:
 SINGLE FAMILY ATTACHED:
 NO. OF SPACES REQUIRED: 2 PER UNIT (2 x 40) = 80
 NO. OF SPACES PROVIDED: DOUBLE CAR GARAGE UNITS = 40 UNITS x 2 = 80
 TWO DRIVEWAY SPACES = 40 x 2 = 80
 154 PARKING SPACES PROVIDED
 NO. OF OVERFLOW SPACES REQUIRED: 0.3 PER UNIT (0.3 x 40) = 12
 SINGLE FAMILY DETACHED:
 NO. OF SPACES REQUIRED: 2 PER UNIT (2 x 2) = 4
 NO. OF SPACES PROVIDED: DOUBLE CAR GARAGE UNITS = 2 UNITS x 2 = 4
 NO. OF OVERFLOW SPACES REQUIRED: 0.5 PER UNIT (0.5 x 2) = 1
 8 PARKING SPACES PROVIDED
 - NOTE: SEE SHEET 7 FOR TYPICAL PARKING DETAIL FOR THE OVERFLOW PARKING.
 - NO NOISE STUDY IS REQUIRED FOR THIS PROJECT PER HOWARD COUNTY DESIGN MANUAL, VOLUME III, SECTION 5.29.
 - THE PLANNING DIRECTOR IN ACCORDANCE WITH SECTION 110.D.1.e OF THE HOWARD COUNTY ZONING REGULATIONS HAS GRANTED APPROVAL TO THE GROUPING OF UNITS TO EXCEED 120 FEET IN LENGTH WITH A MAXIMUM LENGTH OF 200 FEET. THESE FINAL PLANS SHOW THE UNIT GROUPING ALONG WITH MAXIMIZING GREEN SPACE AREA.

ROADWAY INFORMATION CHART

ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
GABRIEL'S COURT	PUBLIC ACCESS STREET	25 M.P.H.	50'

TRAFFIC CONTROL SIGNS

ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
GABRIEL'S COURT	0+50	18' L	STOP	R1-1
GABRIEL'S COURT	2+00	17' R	SPEED LIMIT 25	R2-1
GABRIEL'S COURT	2+50	17' L	STOP AHEAD	W3-1a
MISSION ROAD	7+62	23' R	TURKEY W/ 25 MPH. W/ SPEED PLATE	W13-1 w/ W13-1

SIGN POSTS: ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

STREET LIGHT CHART

DWG. NO.	STREET NAME	STATION	OFF-SET	FIXTURE/POLE TYPE
2	GABRIEL'S COURT	0+68	16' RIGHT	150 WATT "PREMIER" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE.
2	GABRIEL'S COURT	2+05	16' RIGHT	150 WATT "PREMIER" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE.
2	GABRIEL'S COURT	5+72	16' LEFT	100 WATT "PREMIER" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE.
3	GABRIEL'S COURT	7+75	16' LEFT	100 WATT "PREMIER" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE.
3	GABRIEL'S COURT	9+68	16' LEFT	100 WATT "PREMIER" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE.
3	GABRIEL'S COURT	1+57 L.P.	3' OFFSET	150 WATT "PREMIER" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE.
2	MISSION ROAD	5+99	22' RIGHT	150 WATT H.P.S. MAPLE LAWN ACORN FIXTURE POST TOP FIXTURE MOUNTED ON A 12 FOOT BLACK FIBERGLASS POLE.
2	MISSION ROAD	7+00	26' RIGHT	150 WATT H.P.S. MAPLE LAWN ACORN FIXTURE POST TOP FIXTURE MOUNTED ON A 12 FOOT BLACK FIBERGLASS POLE.

LEGEND

SYMBOL	DESCRIPTION
---250---	EXISTING CONTOUR 2' INTERVAL
---260---	EXISTING CONTOUR 10' INTERVAL
---250---	PROPOSED CONTOUR 2' INTERVAL
---260---	PROPOSED CONTOUR 10' INTERVAL
+261.50	SPOT ELEVATION
-SF	SILT FENCE
-SSF	SUPER SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
L.O.D.	LIMIT OF DISTURBANCE
[Symbol]	PROPOSED STREET TREE
[Symbol]	RECREATIONAL OPEN SPACE
[Symbol]	SLOPES (15% TO 24.9%)
[Symbol]	EXISTING TREELINE
[Symbol]	PROPOSED TREELINE
[Symbol]	EXISTING STREET LIGHT
[Symbol]	100 WATT "PREMIER" POST TOP STREET LIGHT
[Symbol]	150 WATT "PREMIER" POST TOP STREET LIGHT
[Symbol]	150 WATT "MAPLE LAWN ACORN" POST TOP STREET LIGHT



ADC MAP REFERENCE: MAP 20

DENSITY TABULATION

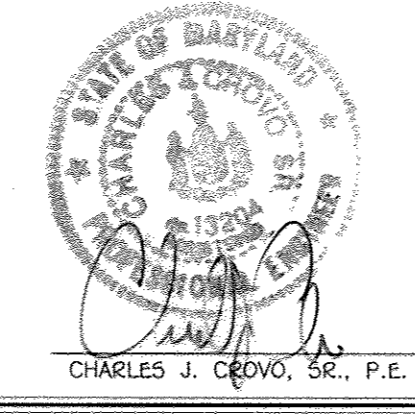
1. BASE DENSITY	10.545 AC. x 4.0 DWELLING UNITS PER NET ACRE = 42.18 OR 42 UNITS
TOTAL NUMBER OF BUILDABLE LOTS ALLOWED	PROPOSED NUMBER OF BUILDABLE LOTS 42 UNITS
	40 SINGLE FAMILY ATTACHED UNITS
	2 SINGLE FAMILY DETACHED UNITS

SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

REVISIONS

DATE	REVISIONS
12/20/10	ADDED NON-BUILDABLE BULK PARCEL "A"; CHANGED LOT LINES FOR LOTS 1 THRU 39; CHANGED SUBDIVISION AND ROAD NAMES.
01/31/11	REVISED LEGEND AND GENERAL NOTES NO. 10 TO 15.
6/9/11	REVISED NOTES AND TITLE BLOCK.

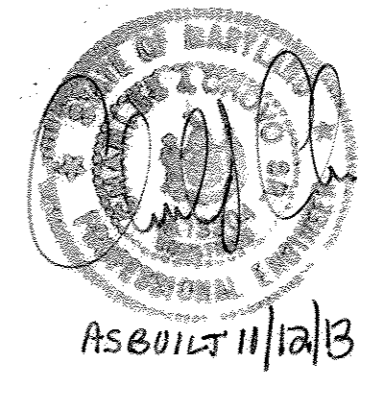
"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2012."



3/18/11
DATE

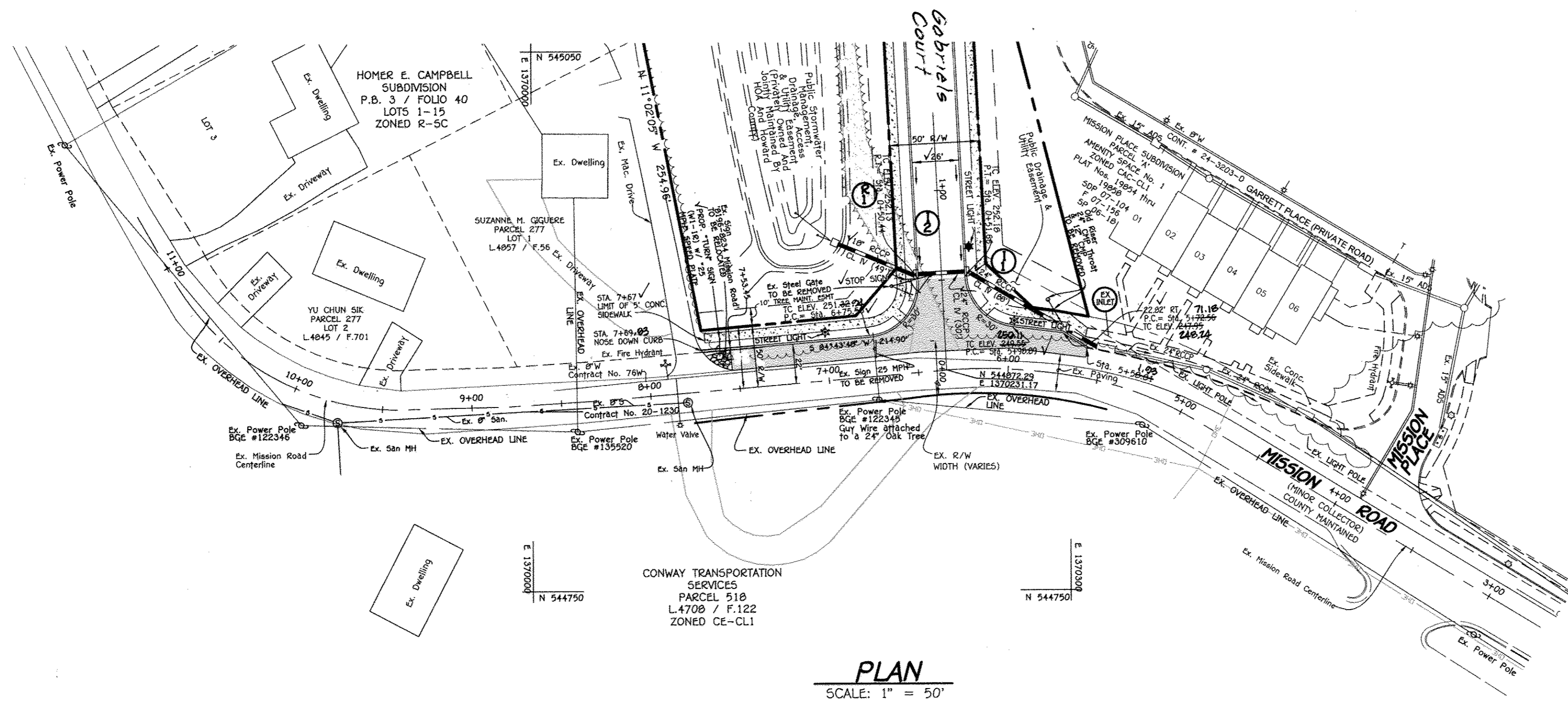
OWNERS
 PARCEL 570: MR. GEORGE A. PARROTT, 6421 LOUDON AVENUE, ELK RIDGE, MARYLAND 21075, (410) 796-2480
 PARCEL 272: MICHAEL L. & MARY T. PFAU, 3579 PARK AVENUE SUITE 301, ELLICOTT CITY, MARYLAND 21043-4511, (410) 460-0023

DEVELOPER
 MR. GEORGE A. PARROTT, 6421 LOUDON AVENUE, ELK RIDGE, MARYLAND 21075, (410) 796-2480



REVISED FINAL ROAD CONSTRUCTION PLAN
 TITLE SHEET
GABRIEL'S COURTYARD
 LOTS 1-39, 42 THRU 44 (PER F-11-051),
 OPEN SPACE LOTS 40 AND 41
 2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
 ZONED: R-SC
 TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MARCH 17, 2011
 SHEET 1 OF 24
 F 09-047

AS-BUILT

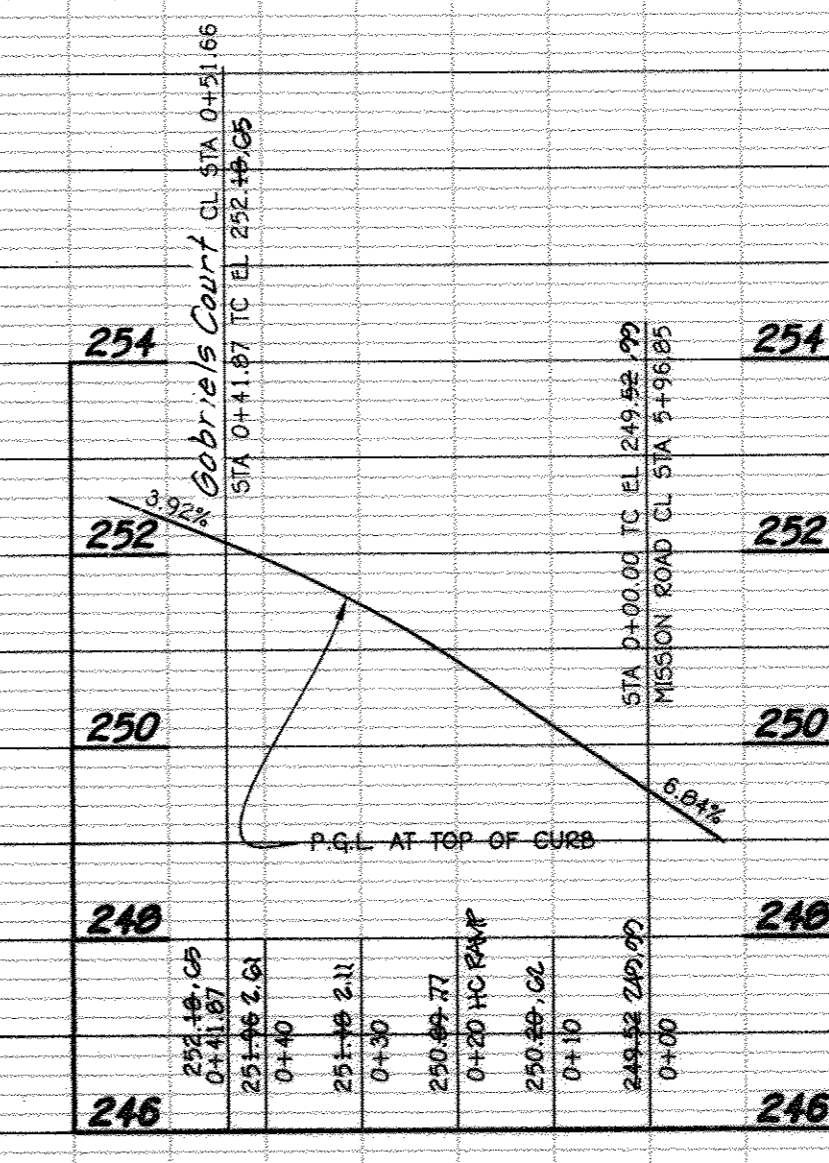
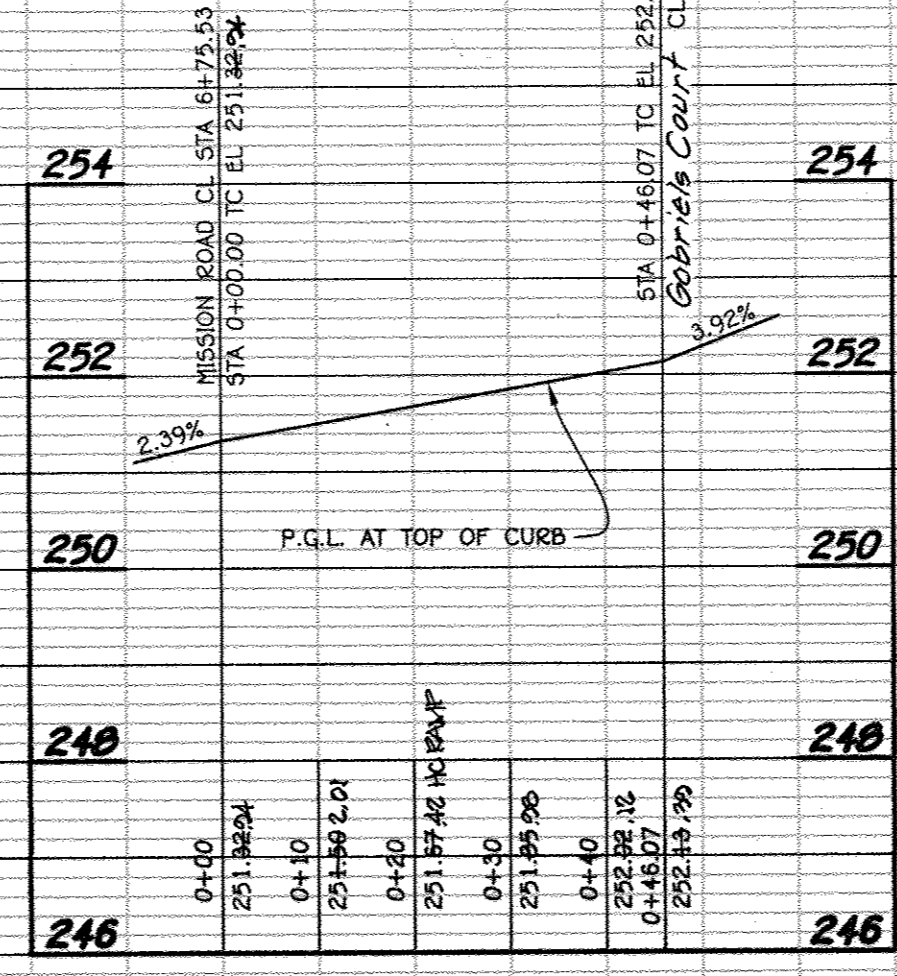
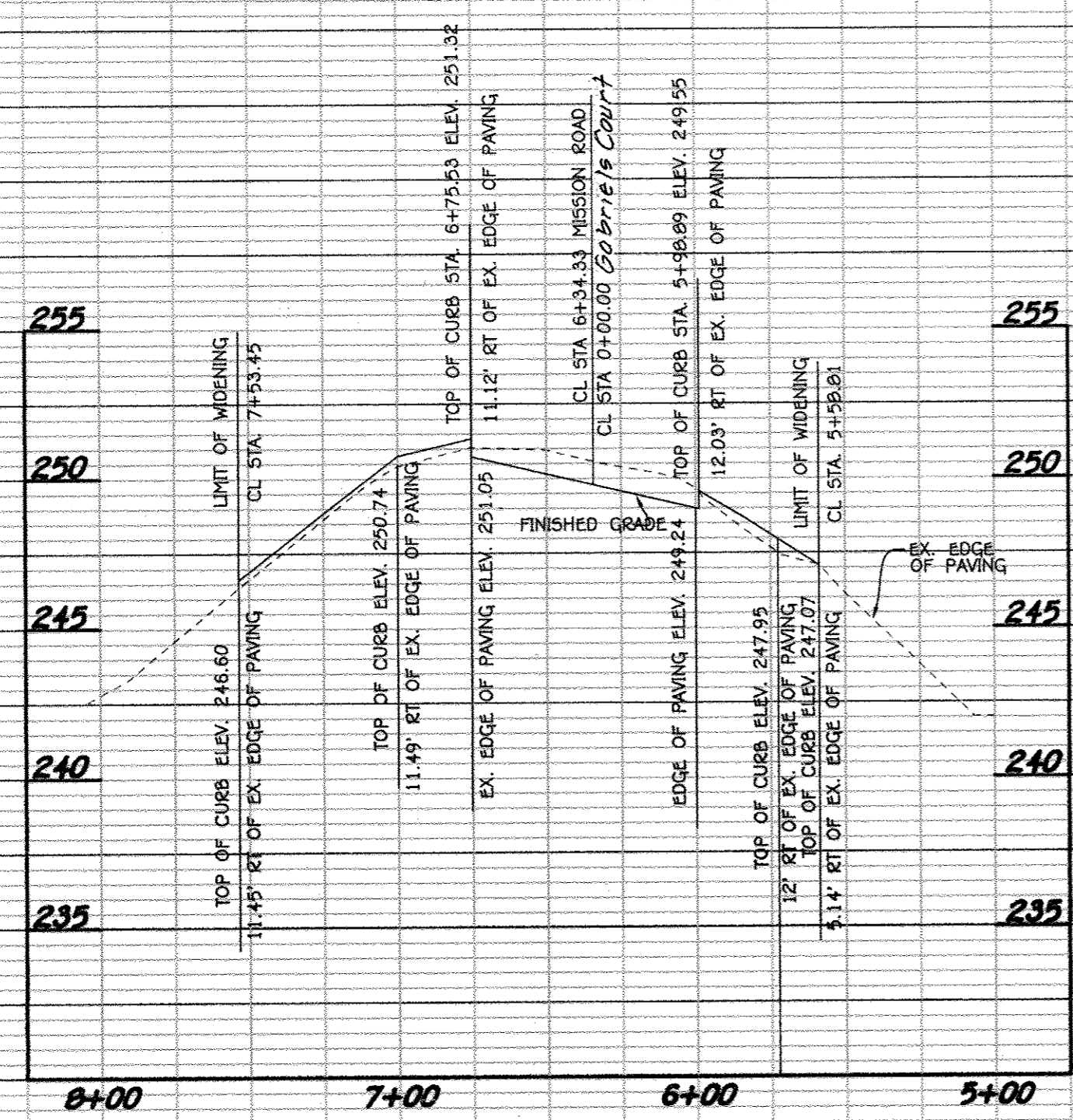


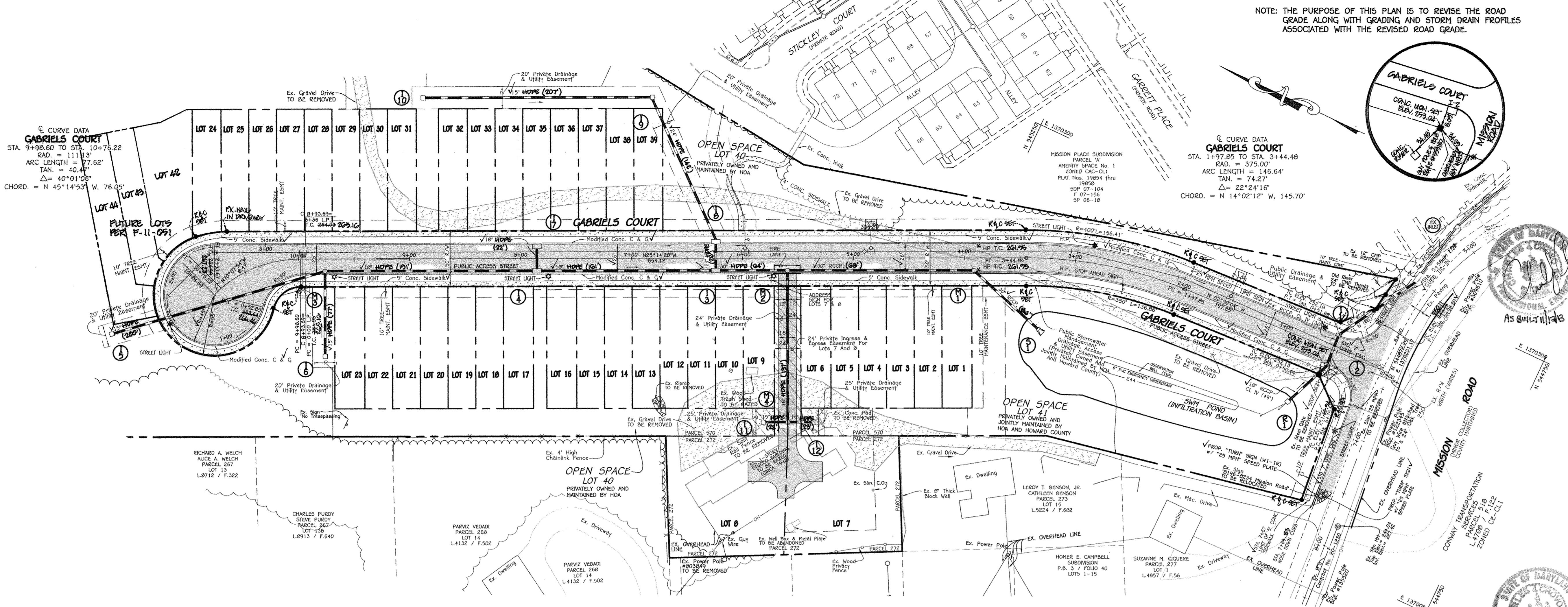
REVISIONS	
DATE	DESCRIPTION
12/20/10	Changed Subdivision & road name
6/20/11	Revised TITLE BLOCK
APPROVED: DEPARTMENT OF PUBLIC WORKS	
<i>W. F. Marshall</i>	12-14-09 DATE
CHIEF, BUREAU OF HIGHWAYS	
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>K. J. DeLeon</i>	12/24/09 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	
<i>John J. ...</i>	12/18/09 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION JR.	
MISSION ROAD PLAN AND ROAD PROFILE GABRIEL'S COURTYARD LOTS 1-39, 42 THRU 44 (PER F-11-051), OPEN SPACE LOTS 40 AND 41	
2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS ZONED: R-5C TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
OWNER/DEVELOPER	OWNER
PARCEL 570 MR. GEORGE A. PARROTT 8421 LONDON AVENUE ELK RIDGE, MARYLAND 21075 (410) 796-2480	PARCEL 272 MICHAEL L. & MARY T. PFAU 3675 PARK AVENUE SUITE 301 ELICOTT CITY, MARYLAND 21043-4511 (410) 480-0023
SCALE: AS SHOWN	DATE: NOV. 18, 2009
DES. C.J.C. SR.	CHK. C.J.C. SR.
FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS <small>CENTENNIAL SQUARE OFFICE PARK - 10672 BALTIMORE NATIONAL PIKE ELICOTT CITY, MARYLAND 21042 (410) 461-2995</small>	
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2010.	



Charles J. Crovo, Sr.
 CHARLES J. CROVO, SR., P.E.

12/3/09
 DATE





NOTE: THE PURPOSE OF THIS PLAN IS TO REVISE THE ROAD GRADE ALONG WITH GRADING AND STORM DRAIN PROFILES ASSOCIATED WITH THE REVISED ROAD GRADE.

DATE	REVISIONS DESCRIPTION
12/20/10	RAISED PROPOSED ROAD; REVISED LOT LINES; CHANGED SUBDIVISION AND ROAD NAMES.
01/31/11	REVISED ROAD PROFILE.
07/11	REVISED STORM DRAINS AND TITLE BLOCK.

APPROVED: DEPARTMENT OF PUBLIC WORKS
William J. Miller 4-13-2011
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Keith Shedd 4-18-11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Charles J. Boyo 4/15/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

**REVISED FINAL ROAD CONSTRUCTION PLAN
 GABRIEL'S COURT
 PLAN AND ROAD PROFILE**

GABRIEL'S COURTYARD
 LOTS 1-39, 42 THRU 44 (PER F-11-091),
 OPEN SPACE LOTS 40 AND 41

2 SINGLE FAMILY DETACHED LOTS.
 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
 ZONED: R-5C
 TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

OWNER/DEVELOPER	OWNER
PARCEL 570 MR. GEORGE A. PARROTT 6421 LOUDON AVENUE ELKBRIDGE, MARYLAND 21075 (410) 796-2480	PARCEL 272 MICHAEL L. & MARY T. PFAU 3675 PARK AVENUE, SUITE 301 ELLCOTT CITY, MARYLAND 21043-4511 (410) 400-0023

SCALE: AS SHOWN DATE: MAR. 17, 2011 SHEET 3 OF 24
 DES. C.J.C. SR. DRN. D.T.A. CHK. C.J.C. SR.

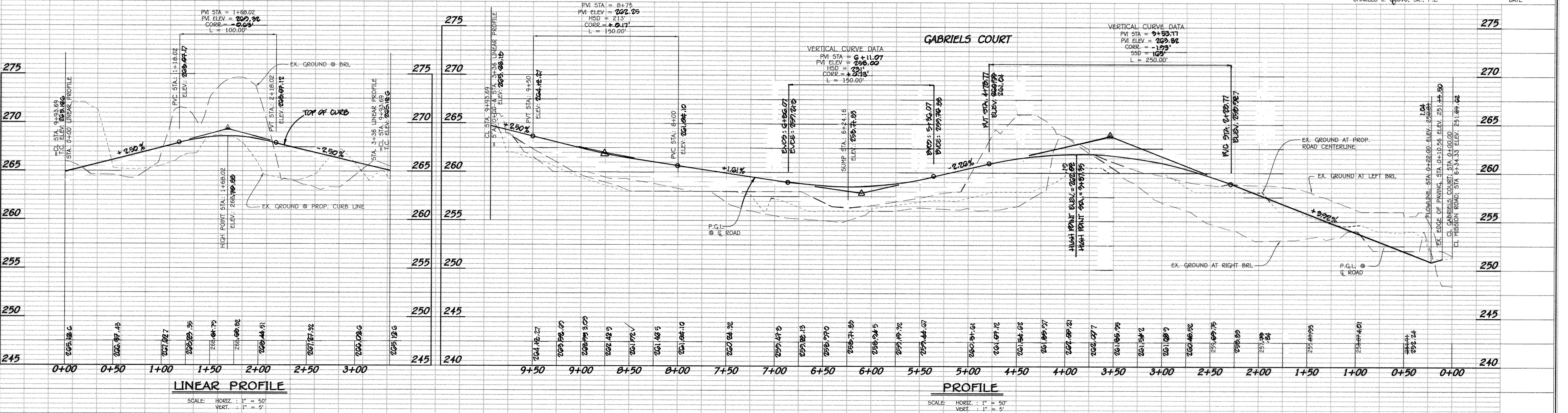
FISHER, COLLINS & CARTER, INC.
 ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043
 (410) 461-2295

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2012.

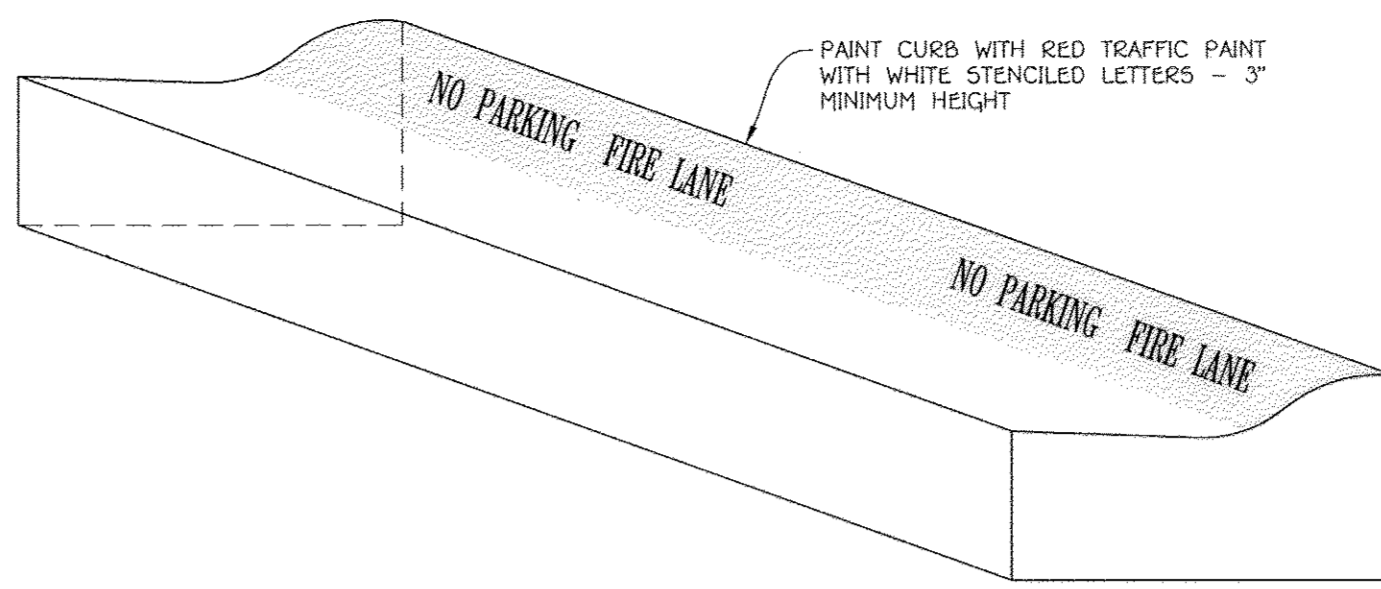
Charles J. Boyo, Sr., P.E. 3/18/11
 DATE

PLAN
 SCALE: 1" = 50'

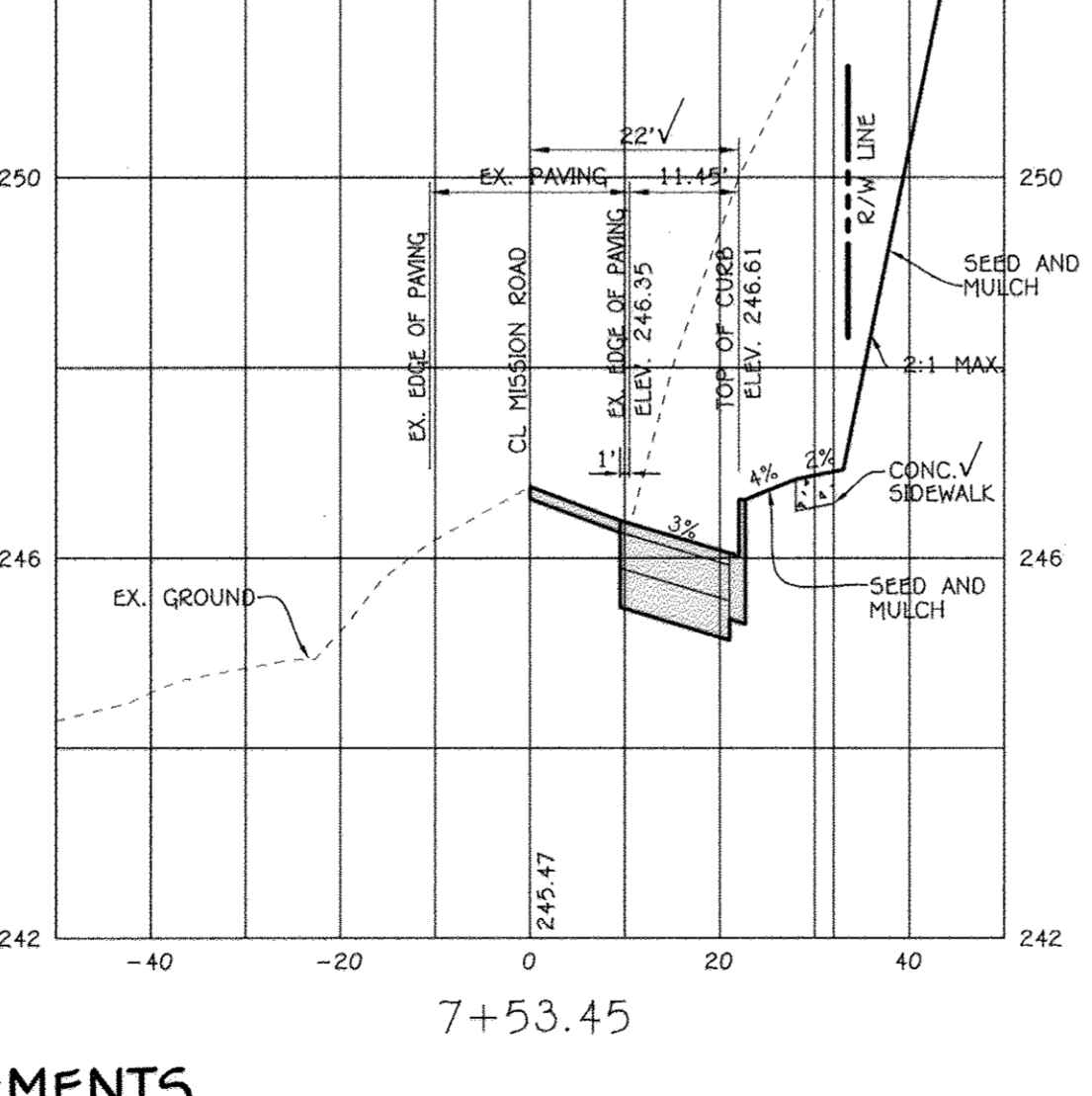
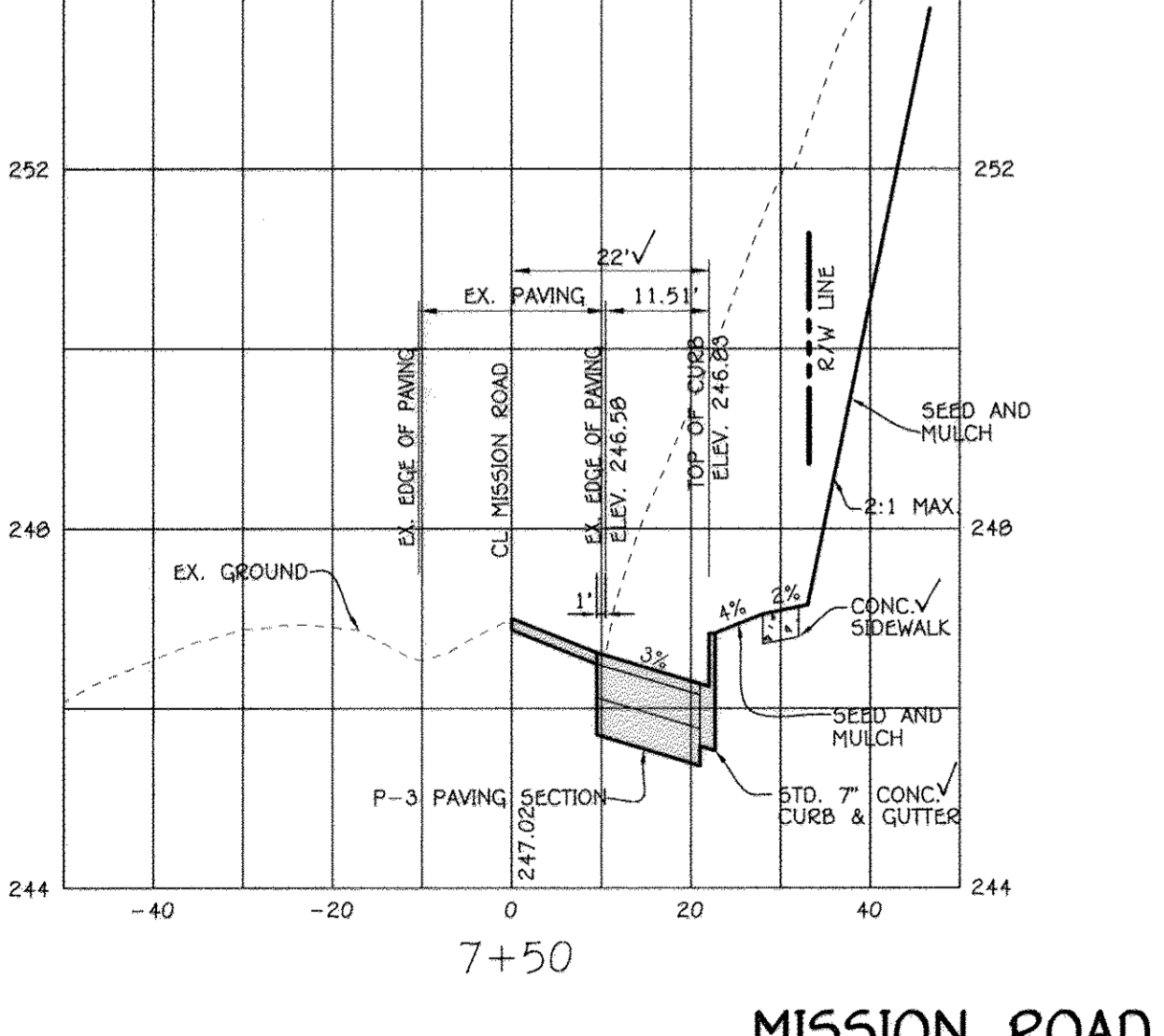
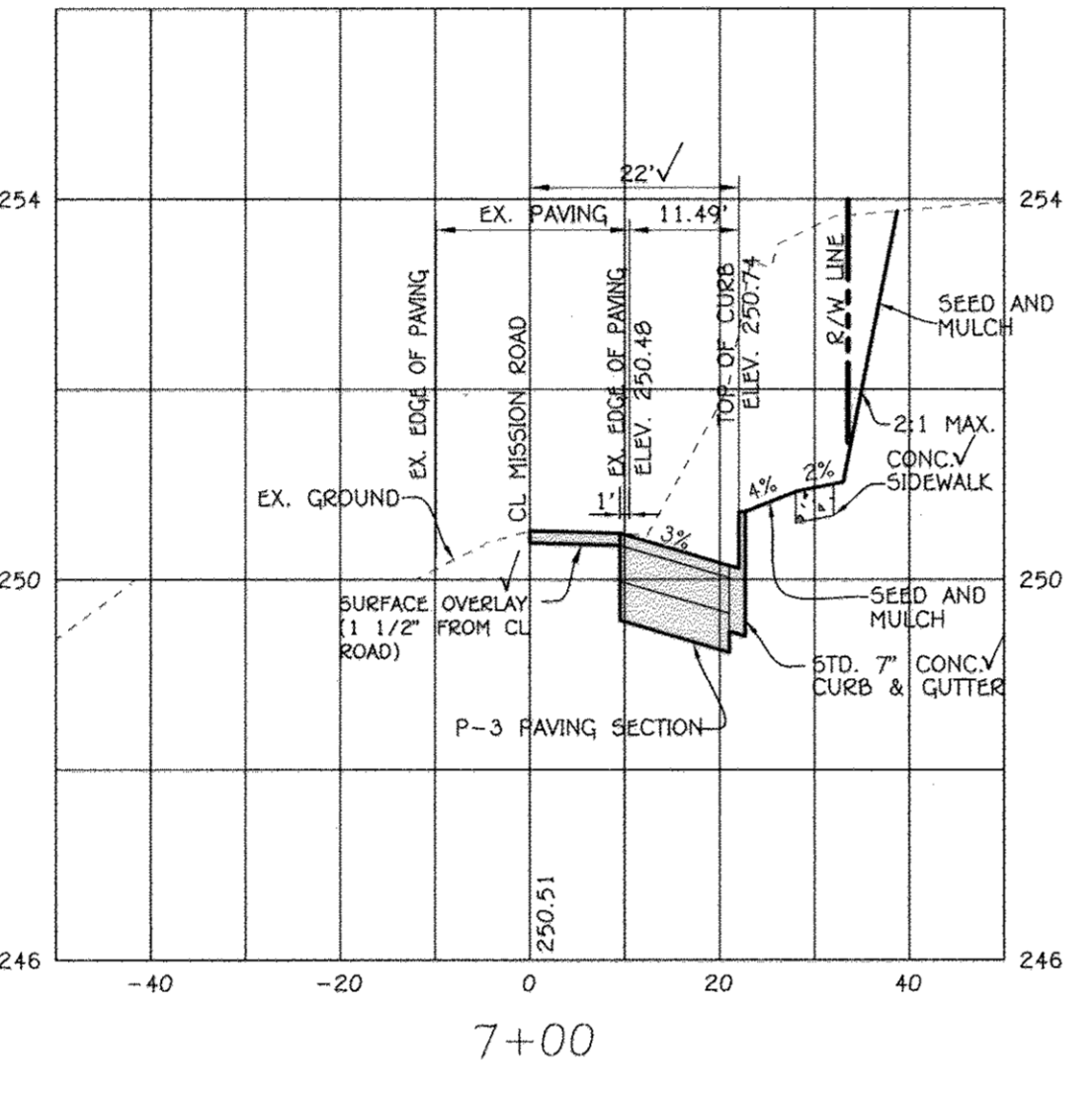
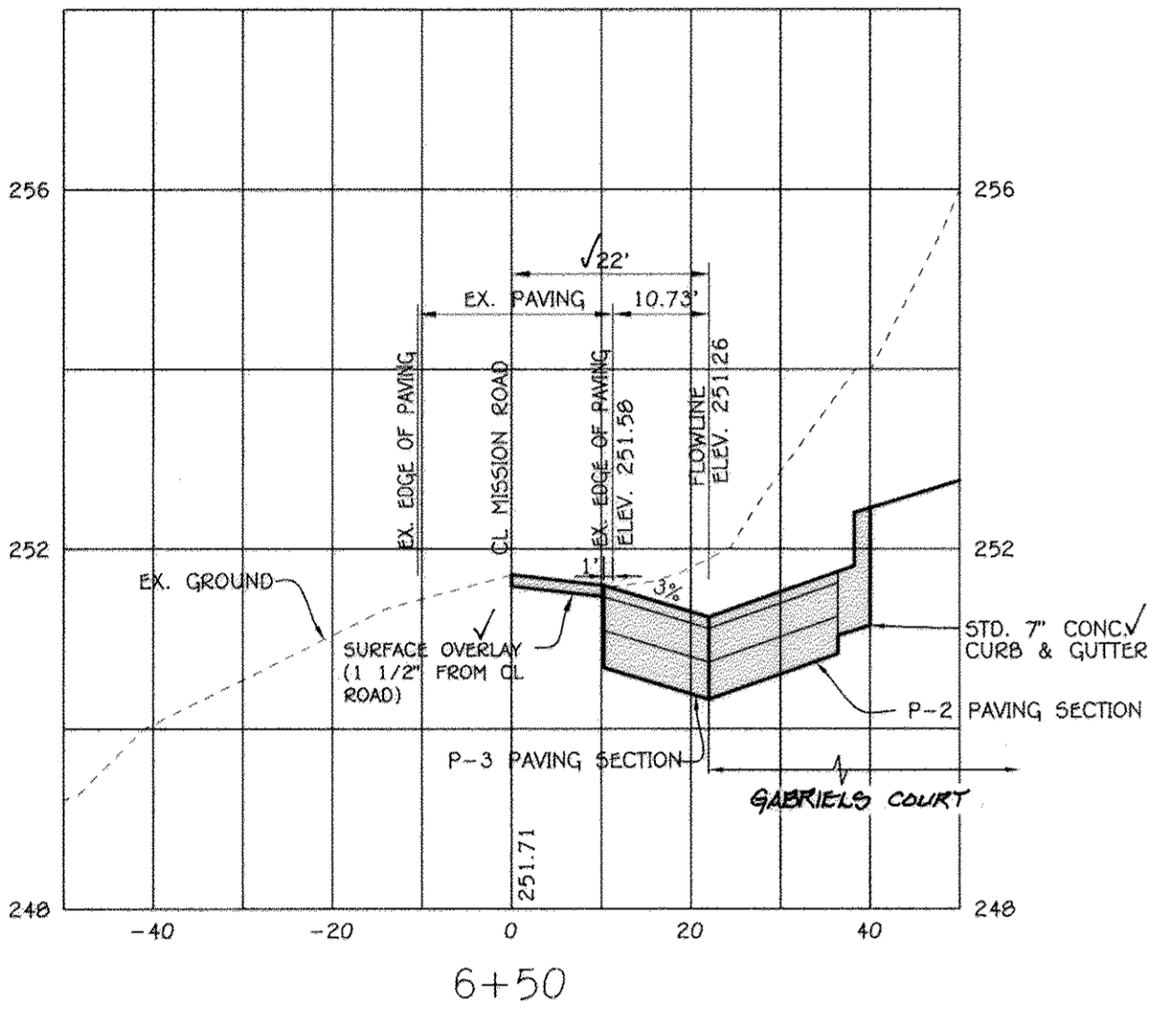
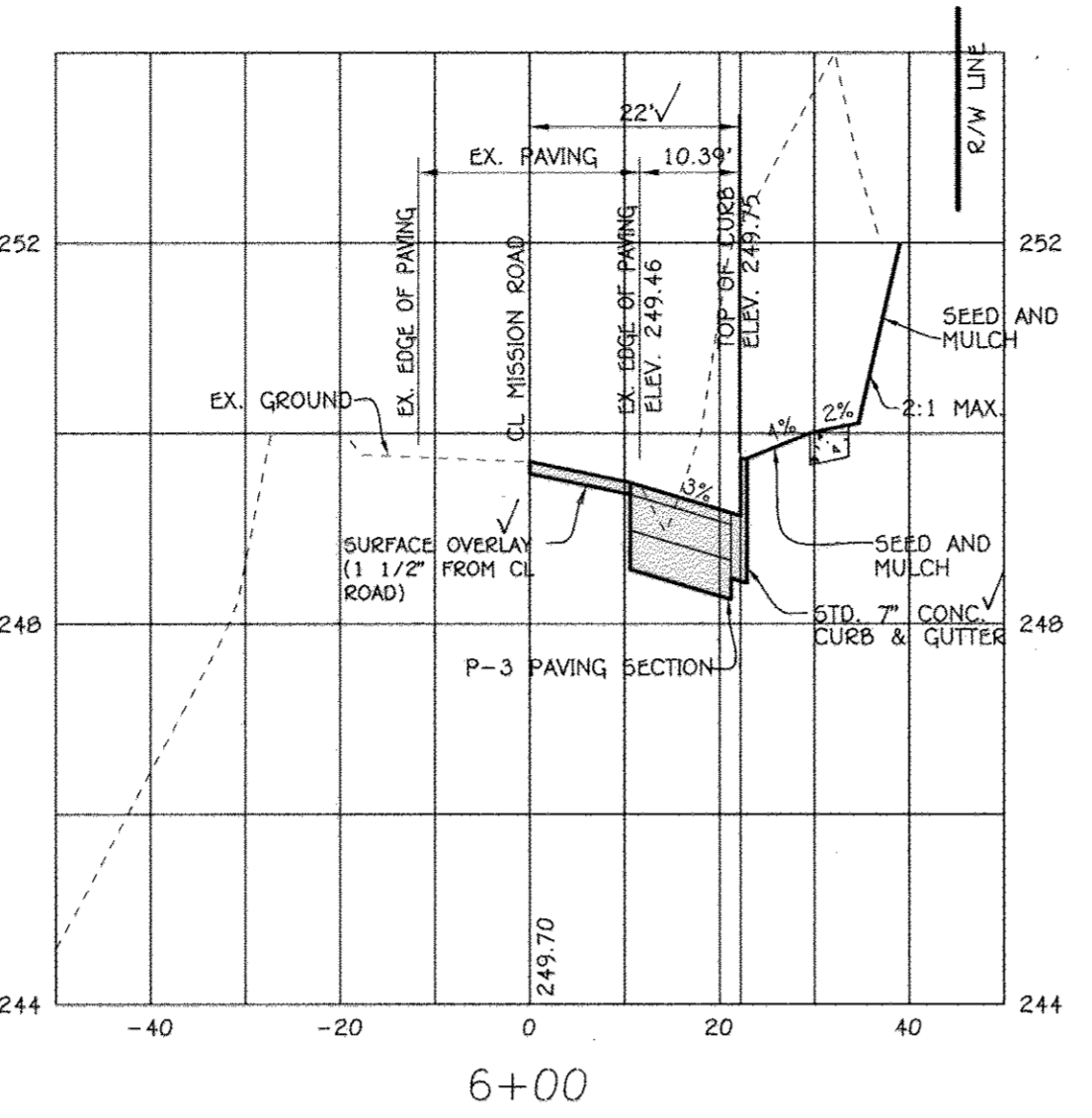
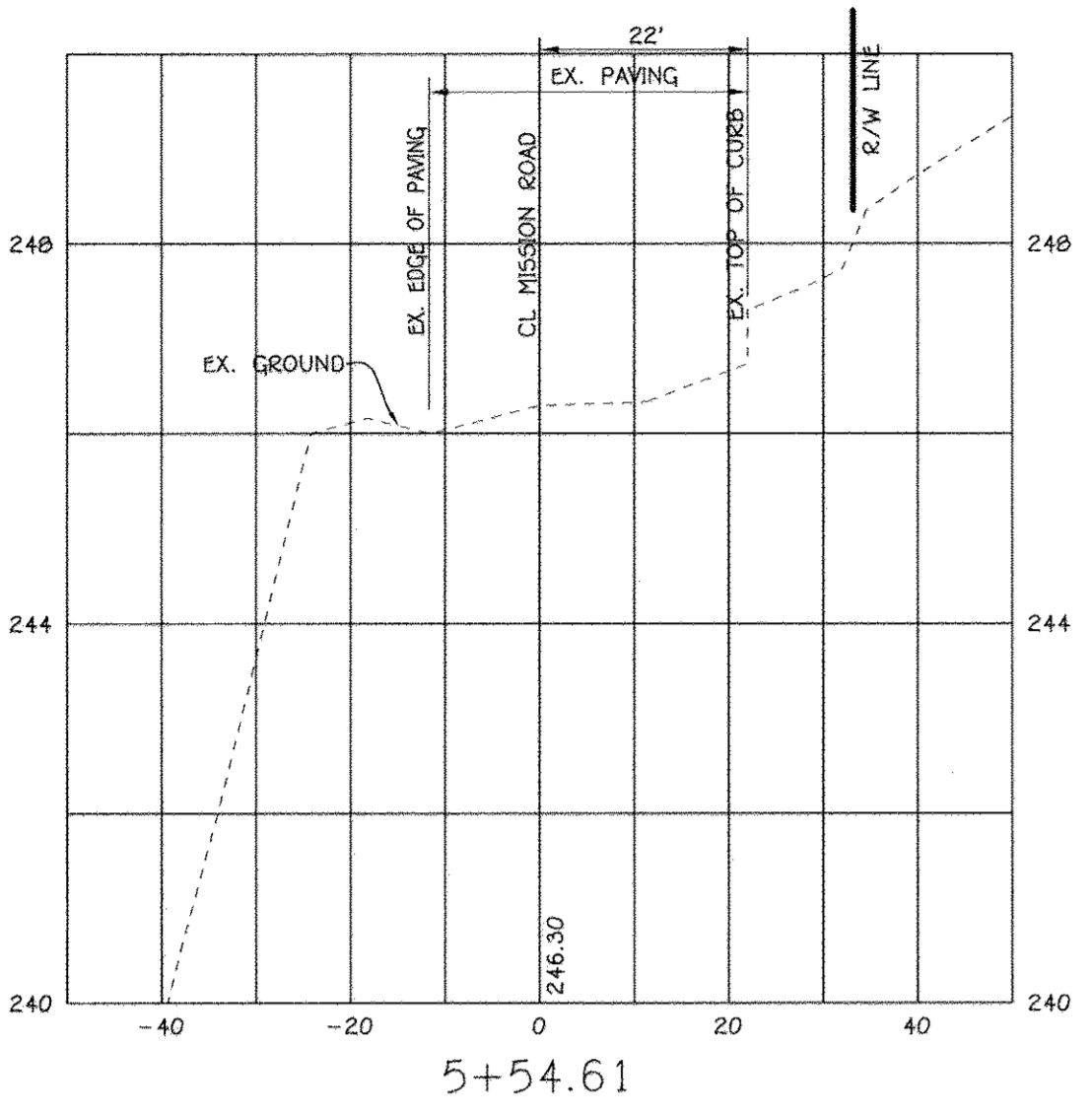
NOTE: THE CONTRACTOR SHALL TRANSITION THE CURB IN ACCORDANCE WITH DETAIL R-3.02 NORTH SIDE OF INLETS 1-1 AND 1-2 AND BOTH SIDES OF INLET 1-3.



APPROVED: DEPARTMENT OF PUBLIC WORKS
With 2.04.11 12-14-09
 CHIEF, BUREAU OF HIGHWAYS DATE
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
Neil Shalinski 12/23/09
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
John DeMunn 12/10/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION J.P. DATE

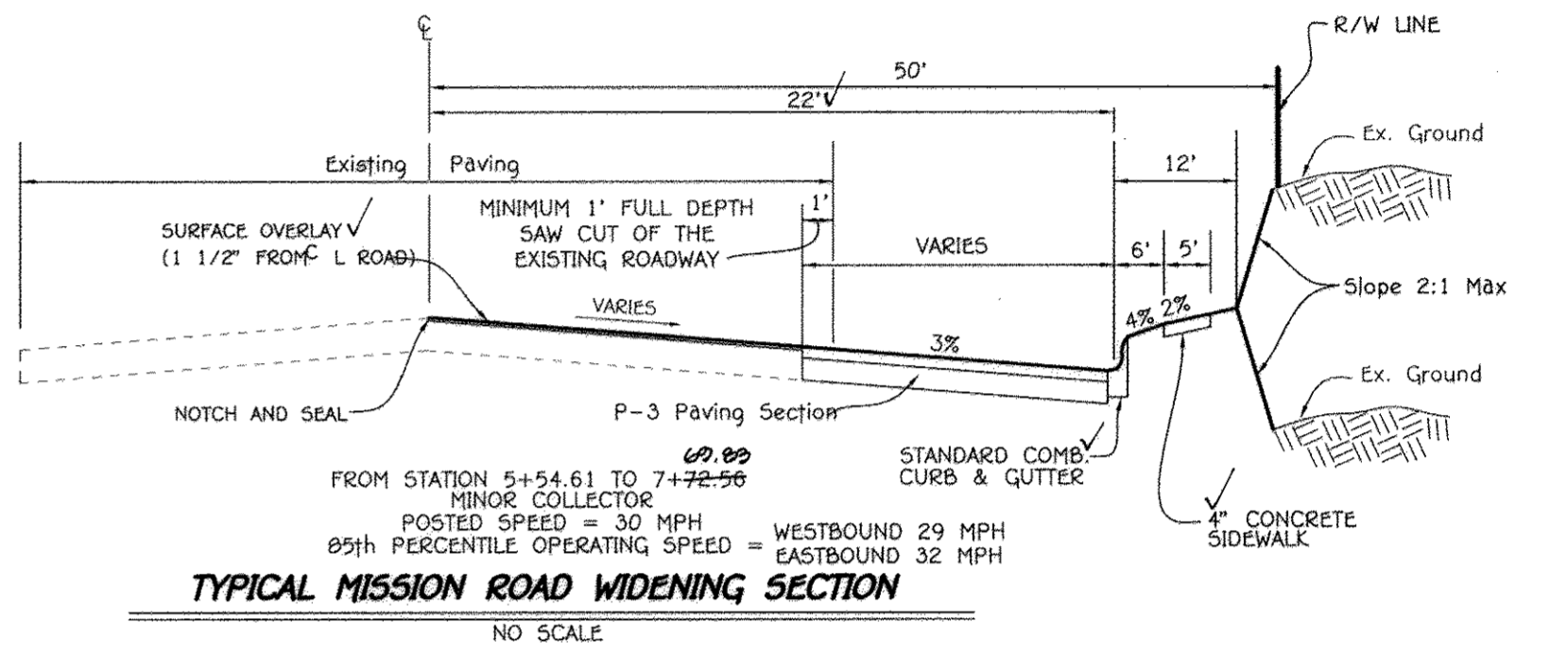


CURB MARKINGS FOR LOTS 7 & 8
 NOT TO SCALE

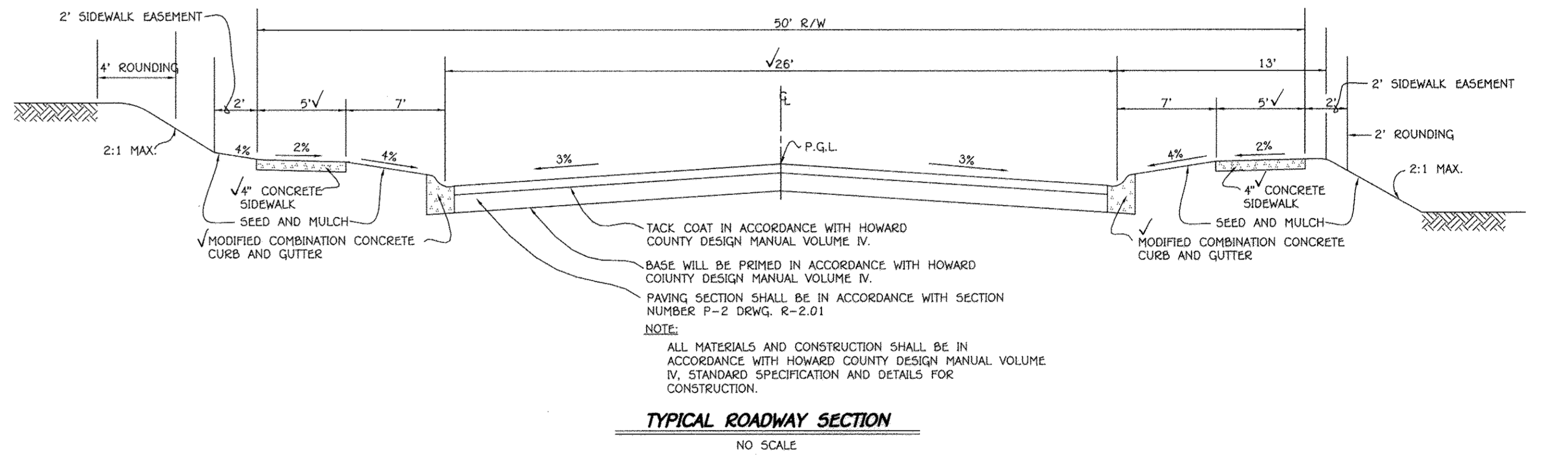


**MISSION ROAD IMPROVEMENTS
 CROSS-SECTIONS**

SCALE: HOR. : 1" = 20'
 VER. : 1" = 2'



TYPICAL MISSION ROAD WIDENING SECTION
 NO SCALE

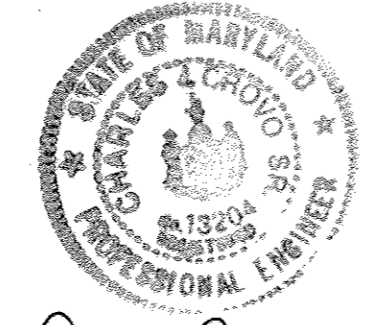


TYPICAL ROADWAY SECTION
 NO SCALE

ROADWAY INFORMATION CHART					
ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	PAVING SECTION
GABRIEL'S COURT	PUBLIC ACCESS STREET	25 M.P.H.	RSC	0+00 TO 9+93.69	P-2

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	ZONED: R-5C						
			3 TO <5	5 TO <7	>7	3 TO <5	5 TO <7	>7	
P-2	PUBLIC ACCESS STREET	PAVEMENT MATERIAL (INCHES)	MIN HMA WITH GAB		HMA WITH CONSTANT GAB				
		HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5	
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0	1.0	1.0	
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	3.5	2.0	2.0	
		GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0	4.0	4.0	
P-3	MINOR COLLECTORS RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5	
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0	1.0	1.0	
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	3.0	3.0	3.0	4.5	3.0	2.0	
		GRADED AGGREGATE BASE (GAB)	10.0	6.0	3.0	6.0	6.0	6.0	

NO.	DESCRIPTION	DATE
2	REVISED TITLE BLOCK	9/2/11
1	CHANGED SUBDIVISION NAME AND ROAD NAME	9/2/10
	REVISIONS	



CHARLES J. CROJO, SE., P.E.

12/2/11 DATE



GEORGE A. HARRIOTT

**MISSION ROAD IMPROVEMENTS
 CROSS-SECTIONS
 GABRIEL'S COURTYARD
 LOTS 1-39, 42 THRU 44 (PER P-11-091),
 OPEN SPACE LOTS 40 AND 41**

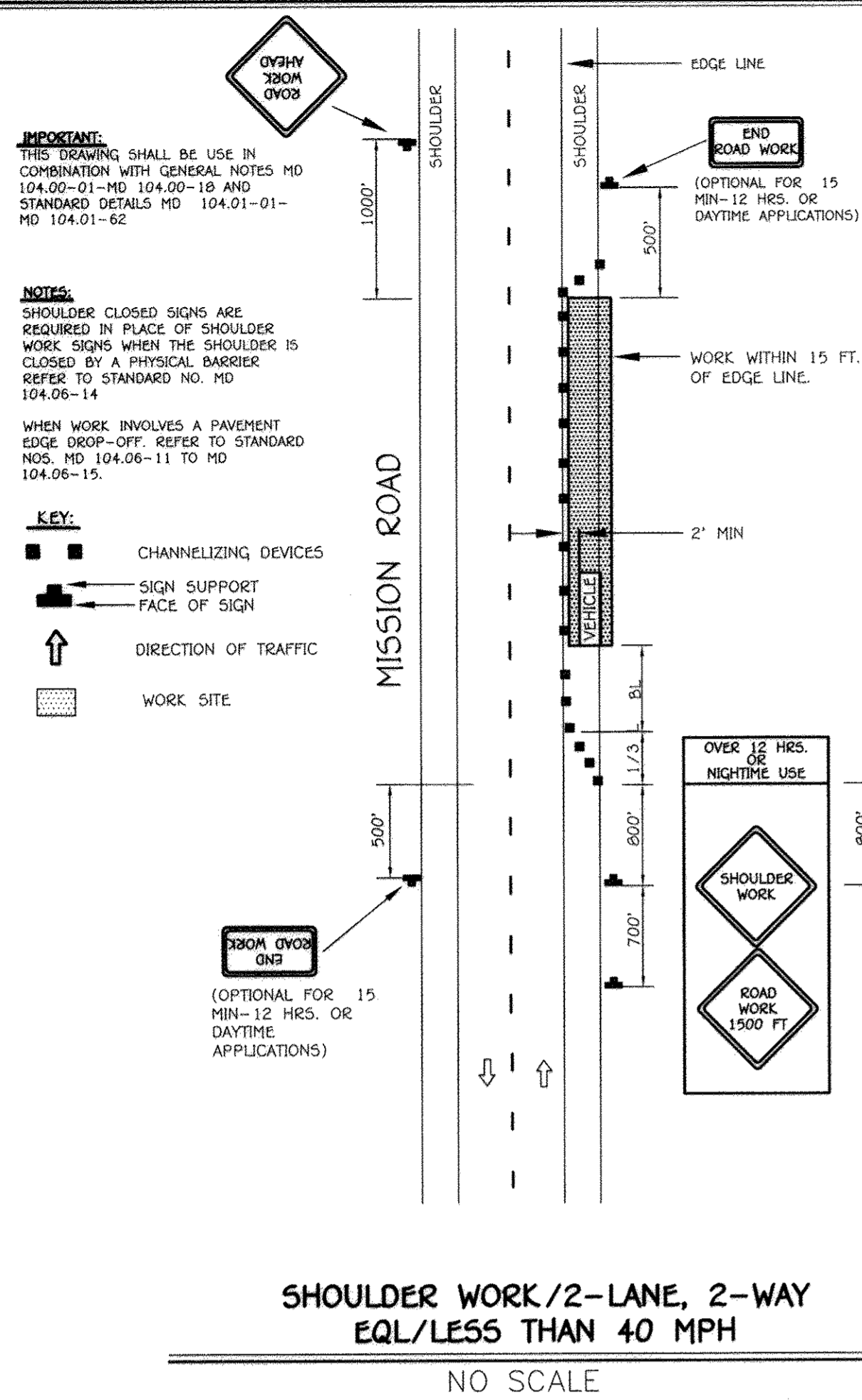
2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
 ZONED: R-5C
 TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: NOVEMBER 18, 2009
 SHEET 4 OF 24

AS-BUILT

APPROVED: DEPARTMENT OF PUBLIC WORKS
 [Signature] 12-14-09
 CHIEF, BUREAU OF HIGHWAYS DATE
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 12/29/09
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 [Signature] 12/18/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

GENERAL MAINTENANCE OF TRAFFIC SPECIAL PROVISIONS

1. THE PURPOSE OF THIS PORTION OF THE SPECIAL PROVISION IS TO SET FOR THE TRAFFIC CONTROL REQUIREMENTS NECESSARY FOR THE SAFE AND EFFICIENT MAINTENANCE TO TRAFFIC WITHIN WORK AREAS, AND TO MINIMIZE ANY INCONVENIENCES TO THE TRAVELING PUBLIC AND THE CONTRACTOR AND/OR PERMITTEE.
2. PROPERLY TRAFFIC CONTROL THROUGH WORK AREAS IS ESSENTIAL FOR INSURING THE SAFETY AND THAT OF HIGHWAY WORKERS HAS THE HIGHEST PRIORITY OF ALL TASKS WITHIN THIS PROJECT. THE PROPER APPLICATION OF THE APPROVED TRAFFIC CONTROL PLAN (TCP) WILL PROVIDE THE DESIRED LEVEL OF SAFETY.
3. THROUGHOUT THESE SPECIAL PROVISIONS, ANY MENTION OF THE TCP SHALL BE IMPLIED TO INCLUDE ANY COMBINATION OF TYPICAL TRAFFIC CONTROL STANDARDS WHICH FORM THE OVERALL TCP FOR THIS PROJECT WHICH HAS BEEN APPROVED BY THE APPROPRIATE SHA TRAFFIC ENGINEER.
4. THE CONTRACTOR AND/OR PERMITTEE SHALL BE REQUIRED TO ADHERE TO THE PROVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 1988 EDITION, ESPECIALLY PART VI, AND TO SECTION 814 OF THE MARYLAND DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS (JANUARY, 1982), INCLUDING ALL REVISIONS AND SUPPLEMENTS TO EACH.
5. THE CONTRACTOR AND/OR PERMITTEE SHALL BE REQUIRED TO ADHERE TO THE REQUIREMENTS SET FOR IN THE TCP AND THESE SPECIAL PROVISIONS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ANY REQUESTS TO MAKE MINOR CHANGES TO THE TCP OR THE SPECIAL PROVISIONS WITH REGARD TO THE TRAFFIC CONTROL ITEMS SHALL BE MADE IN WRITING TO THE ENGINEER A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE PROPOSED SCHEDULING CHANGE. THE CONTRACTOR AND/OR PERMITTEE SHALL HAVE WRITTEN APPROVAL OF THE ENGINEER PRIOR TO THE IMPLEMENTATION OF ANY CHANGE.
6. NO WORK SHALL BEGIN ON ANY WORK ACTIVITY OR WORK PHASE UNTIL ALL REQUIRED TRAFFIC CONTROL PATTERNS AND DEVICES INDICATED ON THE TCP FOR THAT ACTIVITY OR PHASE ARE COMPLETELY AND CORRECTLY IN PLACE TO HAVE BEEN CHECKED FOR APPROVED USAGE.
7. GENERAL AND SPECIFIC WARNING SIGNS SHALL ONLY BE IN PLACE WHEN SPECIFIC WORK TASKS AND ACTIVITIES ARE ACTUALLY UNDERWAY OR CONDITIONS EXIST THAT POSE A POTENTIAL HAZARD TO THE PUBLIC, AND ANY ADDITIONAL SIGNING HAS BEEN APPROVED BY THE APPROPRIATE SHA TRAFFIC ENGINEER. NOTE: THE PRACTICE OF PLACING SIGNING AND OTHER TRAFFIC CONTROL DEVICES IN ADDITION TO THOSE INDICATED ON THE APPROVED TCP IS NOT PERMITTED.
8. THE CONTRACTOR AND/OR PERMITTEE SHALL PROVIDE, MAINTAIN IN NEW CONDITION, AND MOVE WHEN NECESSARY, OR AS DIRECTED BY THE ENGINEER, ALL TRAFFIC CONTROL DEVICES USED FOR THE GUIDANCE AND PROTECTION OF MOTORISTS, PEDESTRIANS, AND WORKERS.
9. ALL TRAFFIC CONTROL DEVICES REQUIRED BY THE TCP SHALL BE KEPT IN GOOD CONDITION, FULLY PERFORMING AS SET FORTH IN THE TCP, THE MUTCD, AND/OR SECTION 814 OF THE SPECIFICATIONS. FOR REFLECTIVE DEVICES, A PARTICULAR DEVICE IS ASSUMED TO HAVE FAILED TO MEET MINIMUM OPERATIONAL STANDARDS WHEN THE DEVICE NO LONGER HAS RETRO-REFLECTANCE CAPABILITY OF AT LEAST 60% OF THE SPECIFIED MINIMUM VALUE OVER AT LEAST 90% OF THE VISIBLE REFLECTIVE SURFACE.
10. ALL TRAFFIC CONTROL DEVICES NOT REQUIRED FOR THE SAFE CONDUCT OF TRAFFIC SHALL BE PROMPTLY REMOVED, COMPLETELY COVERED, TURNED AWAY FROM TRAFFIC, OR OTHERWISE TAKEN OUT OF SERVICE. IT IS INTENDED THAT NO TRAFFIC CONTROL DEVICE IS TO BE IN SERVICE WHEN THERE IS NO CLEAR CUT REASON FOR THE DEVICE.
11. THROUGHOUT THE PERIOD(S) OF WORK ACTIVITIES, TRAFFIC SHALL BE MAINTAINED BY IMPLEMENTING THE APPROVED TCP. IN LIEU OF THE TCP PREPARED FOR THIS PROJECT, AND/OR INDIVIDUAL TYPICAL TRAFFIC CONTROL STANDARDS, THE CONTRACTOR AND/OR PERMITTEE HAS THE OPTION OF PREPARING AND SUBMITTING A TCP, WHOLLY OR IN PART, OF HIS OWN DESIGN, FOLLOWING GUIDELINES SET FORTH IN THE MUTCD AND PRESCRIBED BY THE ADMINISTRATION. A TCP DEVELOPED BY THE CONTRACTOR AND/OR PERMITTEE SHALL NOT BE IMPLEMENTED UNTIL ADVANCE WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. TCP'S MAY BE IMPLEMENTED WITHIN A SINGLE PROJECT OR JOINTLY BETWEEN TWO OR MORE PROJECTS, IN SITUATIONS WHERE TCP'S JOINTLY IMPLEMENTED, CARE SHALL BE EXERCISED TO PRESENT CORRECT AND NON-CONFLICTING GUIDANCE TO THE TRAVELING PUBLIC.
12. THROUGHOUT THESE SPECIAL PROVISIONS, WHERE SPEED OF TRAFFIC IS NOTED, THIS MEANS THE POSTED SPEED OR PREVAILING TRAVEL SPEED, WHICHEVER IS HIGHER, UNLESS OTHERWISE NOTED.
13. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT, UNLESS OTHERWISE NOTED. NO TRAVEL LANE(S) OTHER THAN THOSE DESIGNATED FOR POSSIBLE CLOSURE IN THE TCP SHALL BE CLOSED WITHOUT OBTAINING PRIOR APPROVAL FROM THE ENGINEER. ALL INGRESS AND ACCESS TO THE WORK AREA BY THE CONTRACTOR AND/OR PERMITTEE SHALL BE PERFORMED WITH THE FLOW OF TRAFFIC.

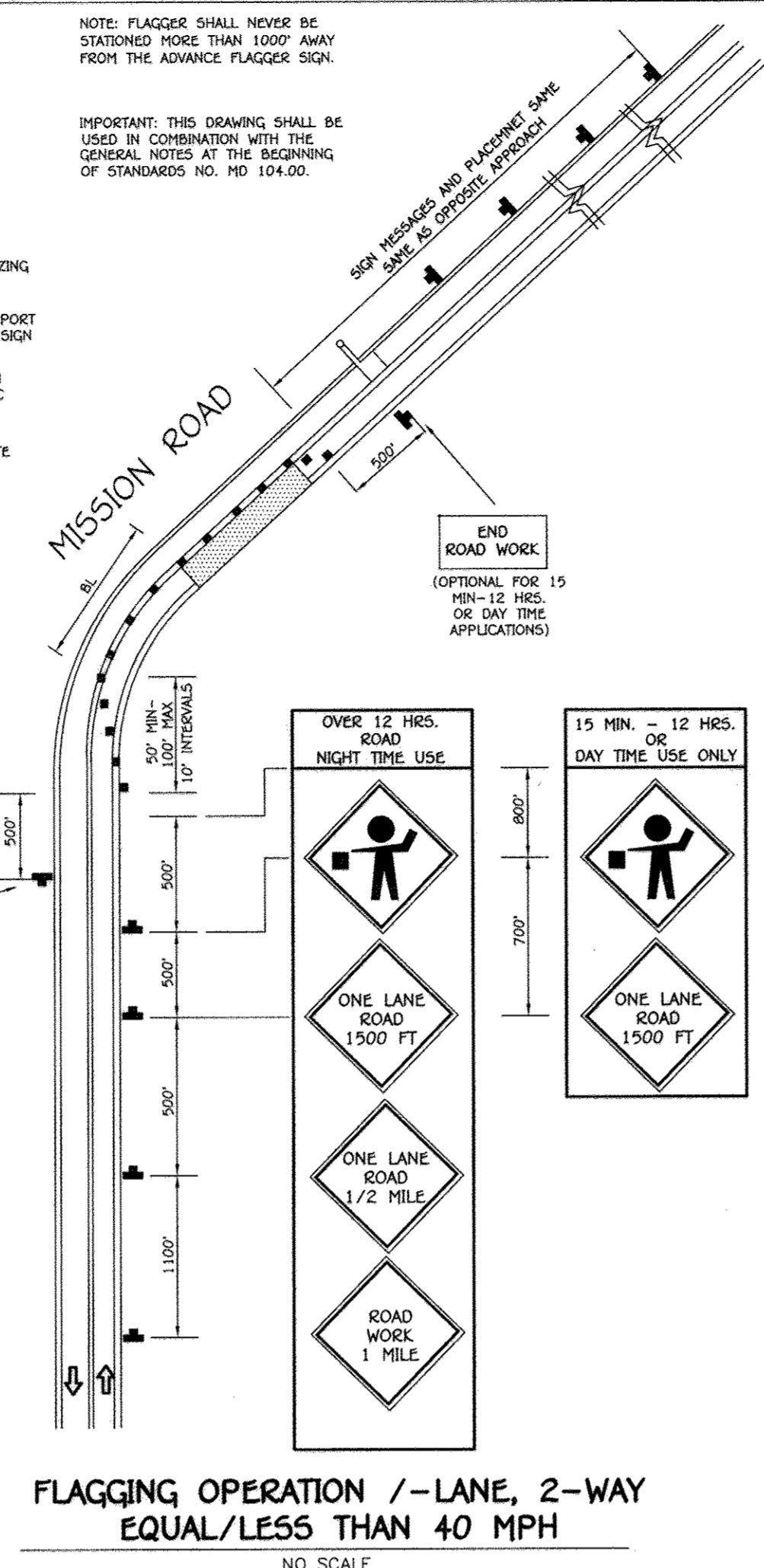
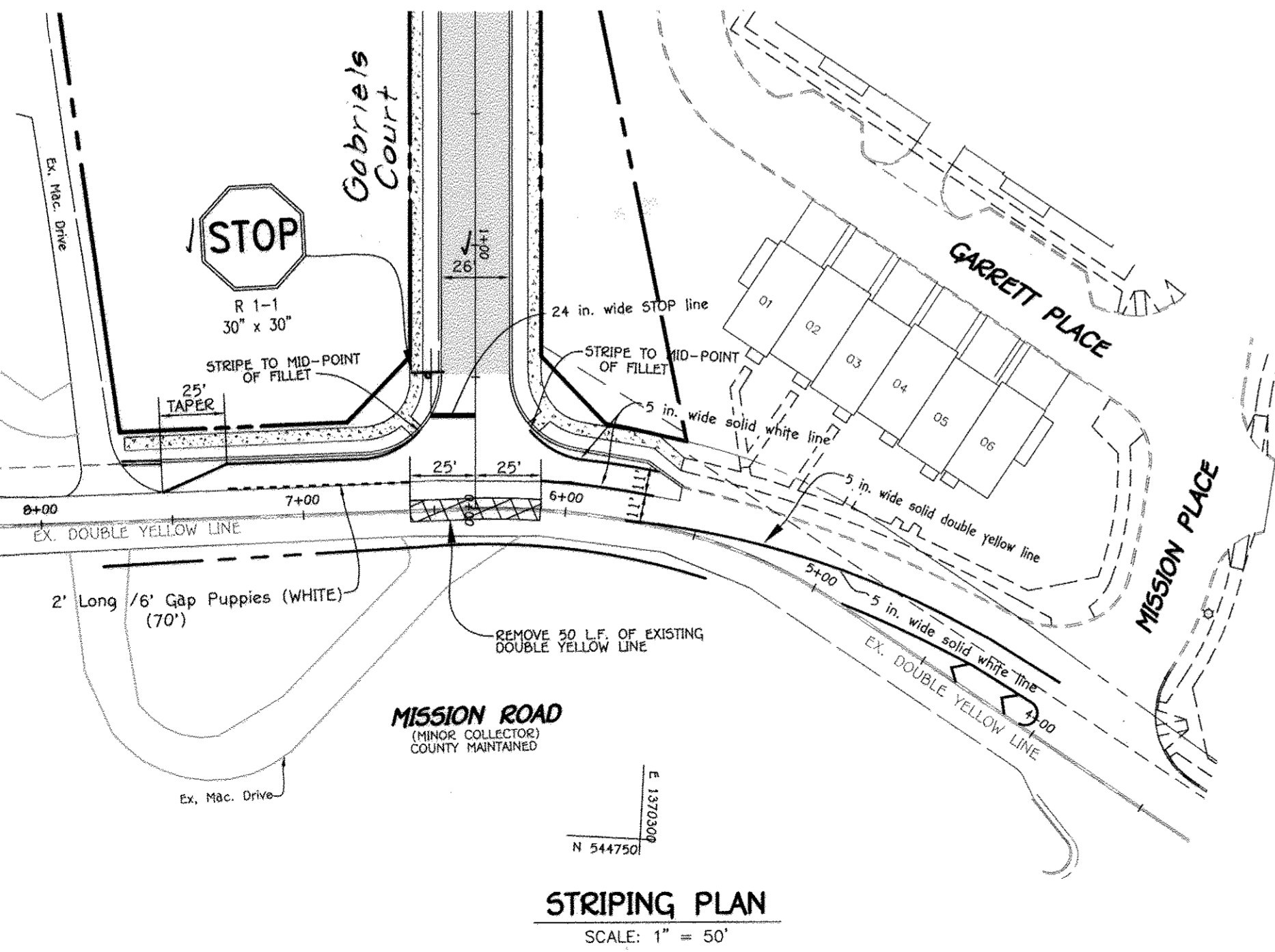


PAVEMENT MARKING NOTES

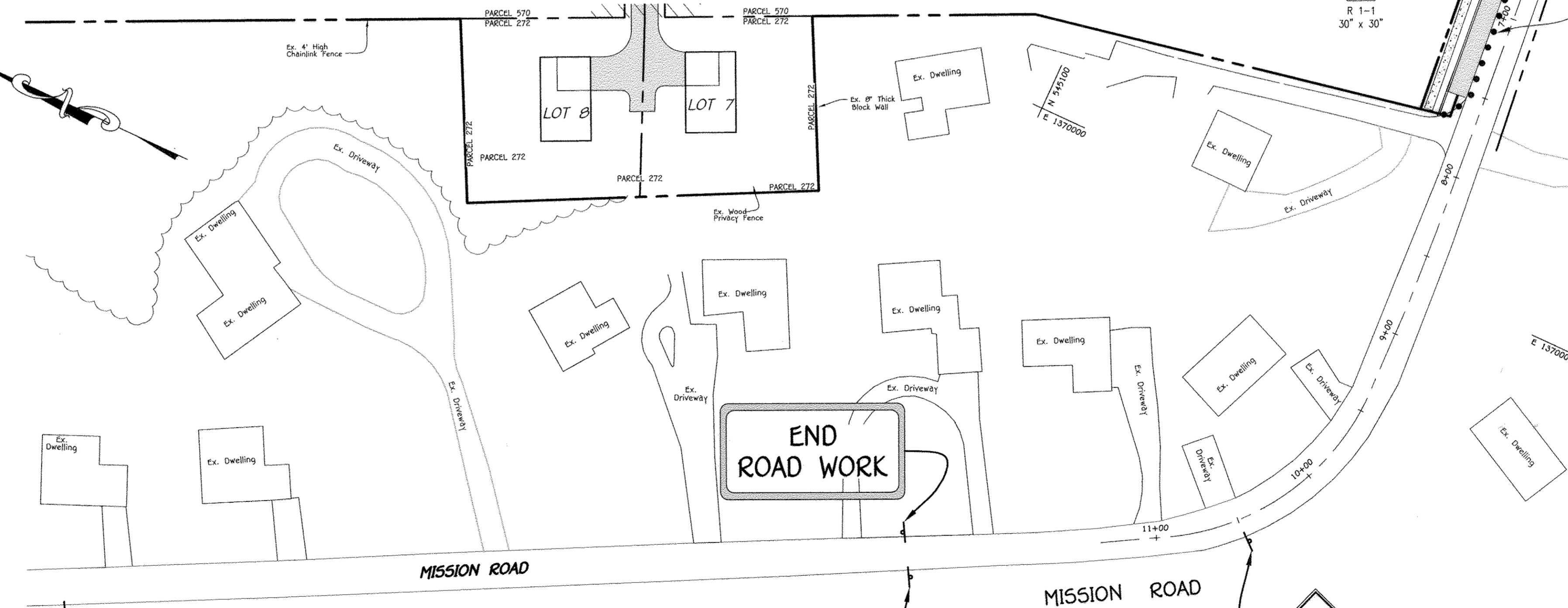
1. ALL PAVEMENT MARKING LINES SHALL BE REFLECTIVE THERMOPLASTIC AS SPECIFIED IN THE SHA "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS".
2. THE STOP LINE SHALL BE HEAT APPLIED PERMANENT PREFORMED THERMOPLASTIC PAVEMENT MARKINGS.

NOTES:

- 1) Existing pavement marking to be removed by milling and overlaying.
- 2) All sign posts used for traffic control signs installed in the County right-of-way shall be mounted on a 2" galvanized steel perforated, square tube post (14 gauge) inserted into a 2-1/2" galvanized steel, perforated square tube sleeve (12 gauge) 3' long. A galvanized steel pole cap shall be mounted on top of each post.



NOTE:
THE FLAGGING OPERATION LAYOUT SHOWN IS A REPRESENTATION - THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL FIELD PLACEMENT OF SIGNS AND LOCATION OF THE 'FLAGGERS' ACCORDING TO THE SHA STANDARDS SHOWN ON THIS SHEET.



NO.	REVISIONS	DATE
2	REVISED TITLE BLOCK	6/9/11
1	CHANGED SUBDIVISION NAME AND ROAD NAME	9/2/10

**MISSION ROAD -
TEMPORARY TRAFFIC CONTROL PLAN
& PAVEMENT MARKING PLAN**
GABRIEL'S COURTYARD
 LOTS 1-39, 42 THRU 44 (PER F-11-051),
 OPEN SPACE LOTS 40 AND 41

2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
 ZONED: R-5C
 TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: NOVEMBER 18, 2009
 SHEET 5 OF 24

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALDORNE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-3895

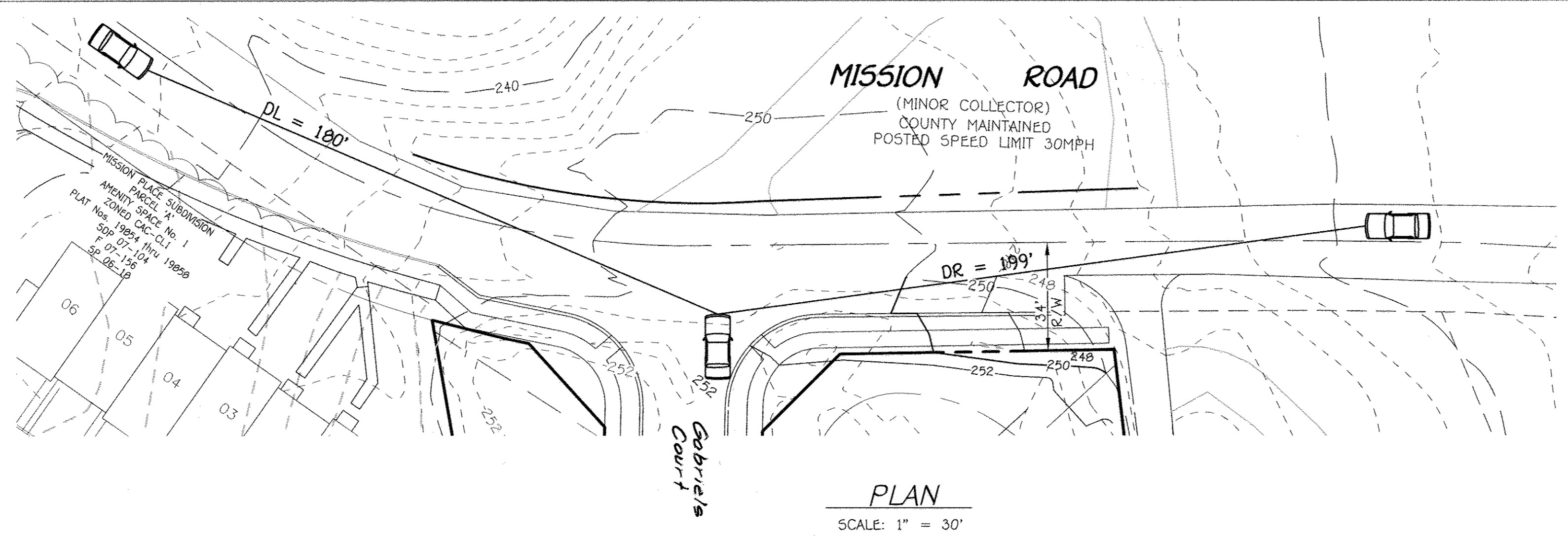
"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2010."

CHARLES J. CROVO, SR., P.E.
 12/3/09 DATE

OWNERS
 PARCEL 570
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELICOTT CITY, MARYLAND 21075
 (410) 796-2480
 PARCEL 272
 MICHAEL L. & MARY T. PFALZ
 3675 PARK AVENUE, SUITE 301
 ELICOTT CITY, MARYLAND 21043-4511
 (410) 480-0023

DEVELOPER
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELICOTT CITY, MARYLAND 21075
 (410) 796-2480

AS-BUILT

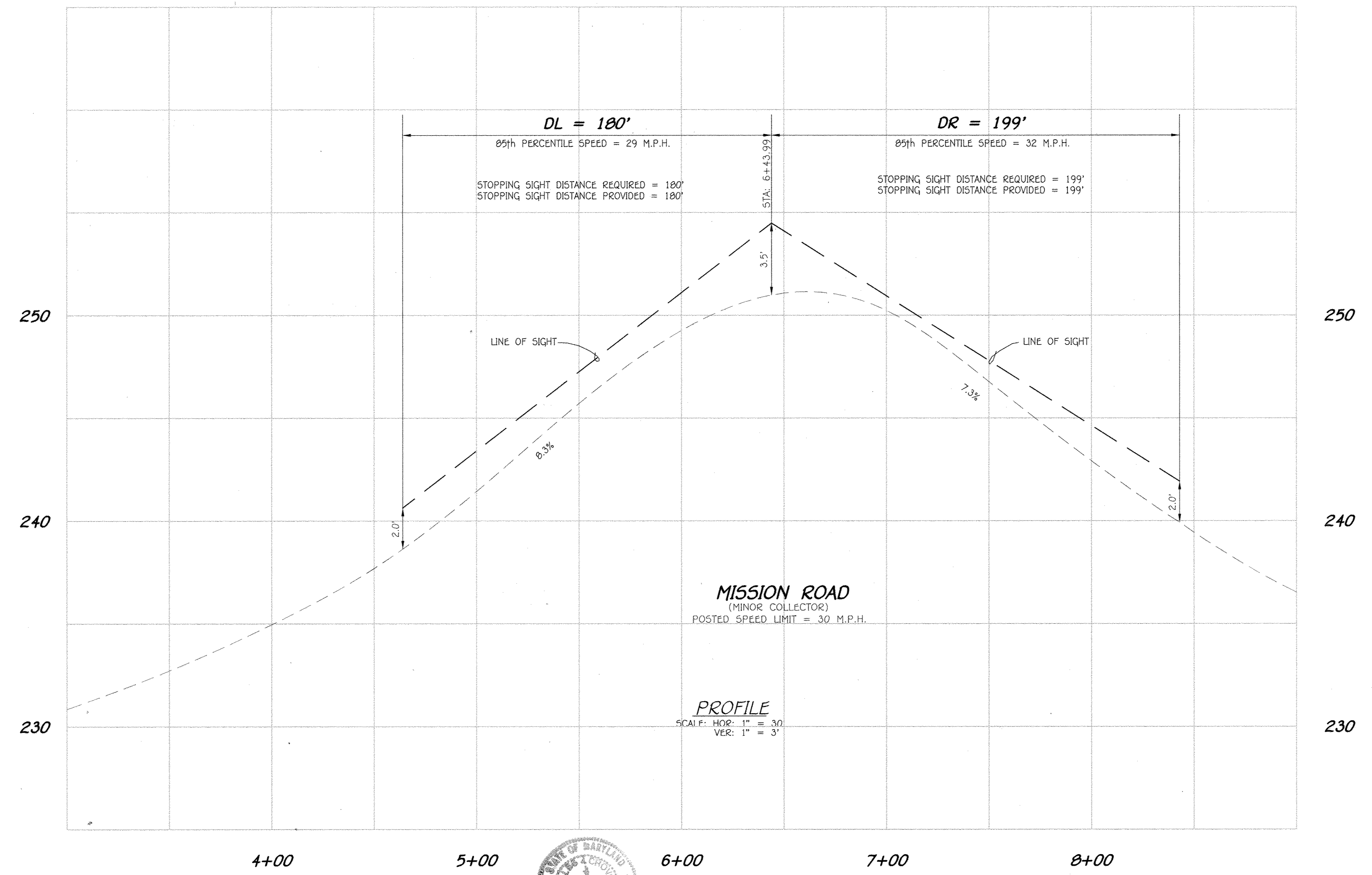


PLAN
SCALE: 1" = 30'

APPROVED: DEPARTMENT OF PUBLIC WORKS
W. Z. Wall 12-14-09
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
V. Stalwood 12/22/09
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Ch. Deuninger 12/18/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



NOTE: The Topography Shown Hereon is Based On A Field Run Survey by Fisher, Collins & Carter, Inc. With 2 Foot Contour Intervals Performed On Or About April, 2007 And Supplemented With Howard County Aerial Topography At 2 Foot Intervals Dated 2004.

NO.	REVISIONS	DATE
2	REVISED TITLE BLOCK	6/9/11
1	CHANGED SUBDIVISION NAME AND ROAD NAME	9/2/10

STOPPING SIGHT DISTANCE PLAN AND PROFILE
GABRIEL'S COURTYARD
 LOTS 1-39, 42 THRU 44 (PER F-11-051),
 OPEN SPACE LOTS 40 AND 41

2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
 ZONED: R-5C
 TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: NOVEMBER 18, 2009
 SHEET 6 OF 24

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2899

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2010.

Charles J. Grovo, Sr.
 CHARLES J. GROVO, SR., P.E.
 12/3/09 DATE

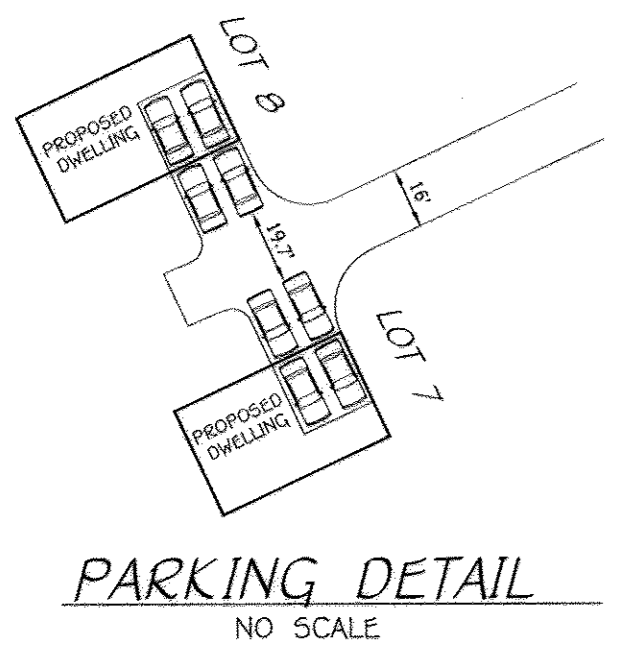
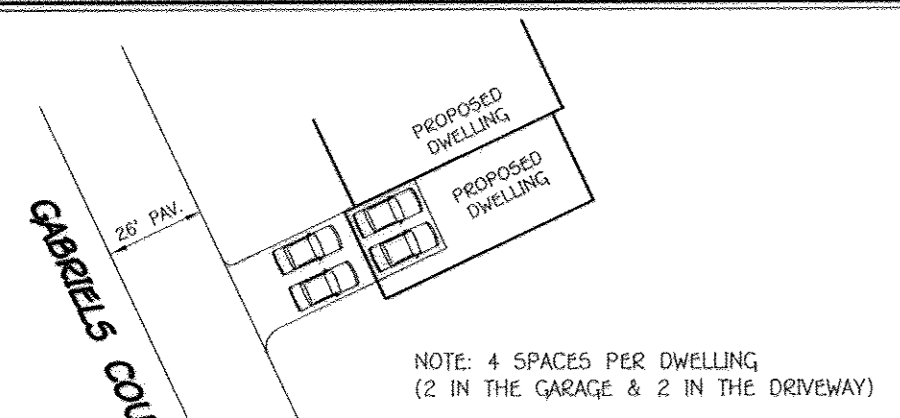
OWNERS

PARCEL 570
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELK RIDGE, MARYLAND 21075
 (410) 796-2480

PARCEL 272
 MICHAEL L. & MARY T. PFAU
 3675 PARK AVENUE SUITE 301
 ELLICOTT CITY, MARYLAND 21043-4511
 (410) 480-0023

DEVELOPER
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELK RIDGE, MARYLAND 21075
 (410) 796-2480

AS-BUILT



APPROVED: DEPARTMENT OF PUBLIC WORKS
 DATE: 4-13-2011
 CHIEF, BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 4-15-11
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 4/15/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

By The Developer:
 "I/We Certify That All Development And/Or Construction Will Be Done According To These Plans, And That Any Responsible Personnel Involved In The Construction Project Will Have A Certificate Of Attendance At A Department Of The Environment Training Program For The Control Of Sediment And Erosion Before Beginning The Project. I Shall Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion. I Also Authorize Periodic On-Site Inspections By The Howard Soil Conservation District."

Signature of Developer: [Signature]
 DATE: 3/18/11
 MICHAEL PFAU
 Printed Name of Developer

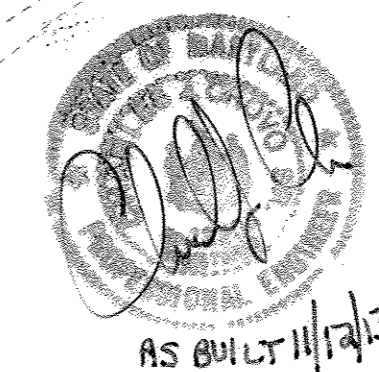
By The Engineer:
 "I Certify That This Plan For Pond Construction, Erosion And Sediment Control Represents A Practical And Workable Plan Based On My Personal Knowledge Of The Site Conditions. This Plan Was Prepared In Accordance With The Requirements Of The Howard Soil Conservation District. I Have Notified The Developer That He/She Must Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion."

Signature of Engineer: [Signature]
 DATE: 3/18/11
 CHARLES J. CROWO, SR.
 Printed Name of Engineer

These Plans For Small Pond Construction, Soil Erosion And Sediment Control Meet The Requirements Of The Howard Soil Conservation District.
 Signature: [Signature]
 DATE: 3/31/11
 Howard Soil Conservation District

AS-BUILT CERTIFICATION
 I hereby certify that the Facility Shown on This Plan was Constructed As Shown on the "As-Built" Plans and Meets the Approved Plans and Specifications.
 Signature: [Signature]
 DATE: 11/12/13
 P.E. No. 13204

NOTE: THE PURPOSE OF THIS PLAN IS TO REVISE THE ROAD GRADE ALONG WITH GRADING AND STORM DRAIN PROFILES ASSOCIATED WITH THE REVISED ROAD GRADE.
 Certify Means To State Or Declare A Professional Opinion Based Upon Onsite Inspections And Material Tests Which Are Conducted During Construction. The Onsite Inspections And Material Tests Are Those Inspections And Tests Deemed Sufficient And Appropriate Commonly Accepted Engineering Standards. Certify Does Not Mean Or Imply A Guarantee By The Engineer Nor Does An Engineer's Certification Relieve Any Other Party From Meeting Requirements Imposed By Contract, Employment, Or Other Means, Including Meeting Commonly Accepted Industry Practices.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 11275 BALDORNE NATIONAL, FEE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2899

DATE	REVISIONS
12/20/10	RAISED PROPOSED ROAD; REVISED LOT LINES;
01/31/11	CHANGED SUBDIVISION AND ROAD NAMES.
01/31/11	REVISED GRADING AND ACCESS ROAD TO SWM.
01/21/11	REVISED STORM DRAINS AND TITLE BLOCK.

"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 13204, Expiration Date: November 3, 2012."

Professional Engineer Seal for Charles J. Crowo, Sr., P.E., No. 13204, State of Maryland.

SEE SHEETS 9 & 19 FOR SEQUENCE OF CONSTRUCTION FOR PROVIDING FOREST PROTECTION MEASURES AND ADEQUATE SEDIMENT CONTROL MEASURES TO PREVENT OFF-SITE DAMAGE

NOTE: THE CONTRACTOR SHALL EXCAVATE THE BOTTOM OF THE SEDIMENT CONTROL BASIN TO ELEVATION 246.0

SEDIMENT BASIN
 BAFFLE DESIGN DATA
 D = 230'
 A = 9,360.5 S.F.
 We = A/D = 9360.5/230 = 40.7
 Le = 8D + 141 = 229'
 Le/We = 229/40.7 = 5.6 > 2.0 OK
 BAFFLE LENGTH = 33'

- NOTE: 1. THE CONTRACTOR SHALL INSPECT THE ENTIRE OPEN SPACE AREA OUTSIDE THE L.O.D. AND STABILIZE ALL EXISTING BARE-EARTH AREAS WITH TOPSOIL, SEED AND MULCH.
 2. THE CONTRACTOR SHALL REMOVE ANY JUNK, TRASH, DEBRIS STRUCTURES, FENCING FROM ALL EASEMENTS AND OPEN SPACE LOTS.
 3. THE DEVELOPER IS RESPONSIBLE TO KEEP THESE AREAS CLEAN OF DEBRIS AND ENCROACHMENT FOR THE ENTIRE 2 YEAR MAINTENANCE PERIOD.

REVISED FINAL ROAD CONSTRUCTION PLAN
 GRADING AND SEDIMENT & EROSION CONTROL PLAN
GABRIEL'S COURTYARD
 LOTS 1-39, AZ THRU 44 (PER F-11-051),
 OPEN SPACE LOTS 40 AND 41
 2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
 ZONED: R-5C
 TAX MAP NO. 43 GRID NO. 14 PARCEL NOS. 570 & 272
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: MARCH 17, 2011
 SCALE: 1" = 40'
 SHEET 7 OF 24
 F 09-047

AS-BUILT



APPROVED: DEPARTMENT OF PUBLIC WORKS
 4-13-2011
 CHIEF, BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 4-18-11
 CHIEF, DIVISION OF LAND DEVELOPMENT
 APPROVED: DEPARTMENT OF ENGINEERING DIVISION
 4/15/11
 By The Developer:
 "I/We Certify That All Development And/Or Construction Will Be Done According To These Plans, And That Any Responsible Personnel Involved In The Construction Project Will Have A Certificate Of Attendance At A Department Of The Environment Approved Training Program For The Control Of Sediment And Erosion Before Beginning The Project. I Shall Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion. I Also Authorize Periodic On-Site Inspections By The Howard Soil Conservation District."
 Signature Of Developer: *Michael P. Papp* 3/18/11
 Printed Name Of Developer: MICHAEL PAPP
 By The Engineer:
 "I Certify That This Plan For Pond Construction, Erosion And Sediment Control Represents A Practical And Workable Plan Based On My Personal Knowledge Of The Site Conditions. This Plan Was Prepared In Accordance With The Requirements Of The Howard Soil Conservation District. I Have Notified The Developer That He/She Must Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion."
 Signature Of Engineer: *Charles J. Crovo* 3/18/11
 Printed Name Of Engineer: CHARLES J. CROVO
 These Plans For Small Pond Construction, Soil Erosion And Sediment Control Meet The Requirements Of The Howard Soil Conservation District.
 Signature: *Charles J. Crovo* 3/21/11
 Date: 3/21/11
 AS-BUILT CERTIFICATION
 I Herby Certify That The Facility Shown On This Plan Was Constructed As Shown On The "As-Built" Plans And Meets The Approved Plans And Specifications.
 Signature: *Charles J. Crovo* 13204
 Date: 11/13/13
 Certify Means To State Or Declare A Professional Opinion Based Upon Onsite Inspections And Material Tests Which Are Conducted During Construction. The Onsite Inspections And Material Tests Are Those Inspections And Tests Deemed Sufficient And Appropriate Commonly Accepted Engineering Standards. Certify Does Not Mean Or Imply A Guarantee By The Engineer Nor Does An Engineer's Certification Release Any Other Party From Meeting Requirements Imposed By Contract, Employment, Or Other Means, Including Meeting Commonly Accepted Industry Practices.

NOTE: THE PURPOSE OF THIS PLAN IS TO REVISE THE ROAD GRADE ALONG WITH GRADING AND STORM DRAIN PROFILES ASSOCIATED WITH THE REVISED ROAD GRADE.

LEGEND	
SYMBOL	DESCRIPTION
--- 2' ---	EXISTING CONTOUR 2' INTERVAL
--- 10' ---	EXISTING CONTOUR 10' INTERVAL
--- 2' ---	PROPOSED CONTOUR 2' INTERVAL
--- 10' ---	PROPOSED CONTOUR 10' INTERVAL
+261.50	SPOT ELEVATION
--- SF ---	SILT FENCE
--- SSF ---	SUPER SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
L.O.D.	LIMIT OF DISTURBANCE
[Pattern]	EROSION CONTROL MATTING
[Pattern]	RECREATIONAL OPEN SPACE
[Pattern]	SLOPES (15% TO 24.9%)
[Wavy Line]	EXISTING TREELINE
[Wavy Line]	PROPOSED TREELINE
☆	EXISTING STREET LIGHT
☆	100 WATT 'PREMIER' STREET LIGHT
☆	150 WATT 'PREMIER' STREET LIGHT
☆	150 WATT 'MAPLE LAWN ACORN' STREET LIGHT

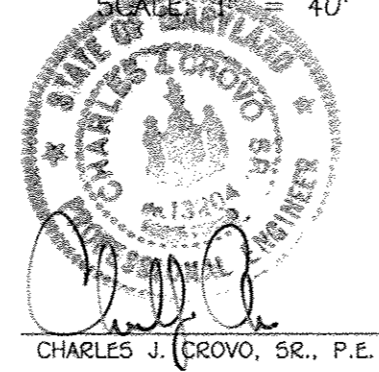
- NOTE:
1. THE CONTRACTOR SHALL INSPECT THE ENTIRE OPEN SPACE AREA OUTSIDE THE L.O.D. AND STABILIZE ALL EXISTING BARE-EARTH AREAS WITH TOPSOIL, SEED AND MULCH.
 2. THE CONTRACTOR SHALL REMOVE ANY JUNK, TRASH, DEBRIS STRUCTURES, FENCING FROM ALL EASEMENTS AND OPEN SPACE LOTS.
 3. THE DEVELOPER IS RESPONSIBLE TO KEEP THESE AREAS CLEAN OF DEBRIS AND ENCROACHMENT FOR THE ENTIRE 2 YEAR MAINTENANCE PERIOD.

**REVISED FINAL ROAD CONSTRUCTION PLAN
 GRADING AND EROSION CONTROL PLAN
 GABRIEL'S COURTYARD
 LOTS 1-32, 42 THRU 44 (PER F-11-051),
 OPEN SPACE LOTS 40 AND 41**

2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
 ZONED: R-5C
 TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40' DATE: MARCH 17, 2011
 SHEET 8 OF 24 F 09-047

DATE	REVISIONS
12/20/10	RAISED PROPOSED ROAD; REVISED LOT LINES;
	CHANGED SUBDIVISION AND ROAD NAMES.
01/31/11	REVISED GRADING.
4/9/11	REVISED STORM DRAINS AND TITLE BLOCK.

"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2012."



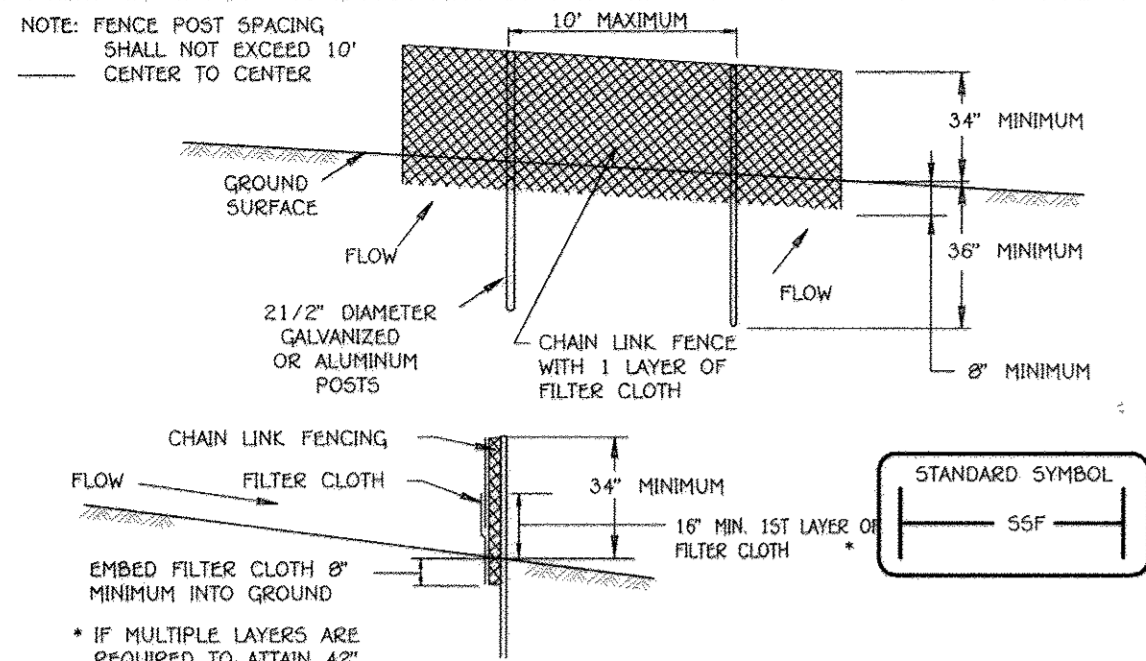
3/18/11
 DATE

OWNERS
 PARCEL 570
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELKDRIDGE, MARYLAND 21075
 (410) 796-2490
 PARCEL 272
 MICHAEL L. & MARY I. PFAU
 3675 PARK AVENUE SUITE 301
 ELLICOTT CITY, MARYLAND 21043-4511
 (410) 480-0023
DEVELOPER
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELKDRIDGE, MARYLAND 21075
 (410) 796-2490

SEE SHEETS 9 & 19 FOR SEQUENCE OF CONSTRUCTION FOR PROVIDING FOREST PROTECTION MEASURES AND ADEQUATE SEDIMENT CONTROL MEASURES TO PREVENT OFF-SITE DAMAGE

AS-BUILT

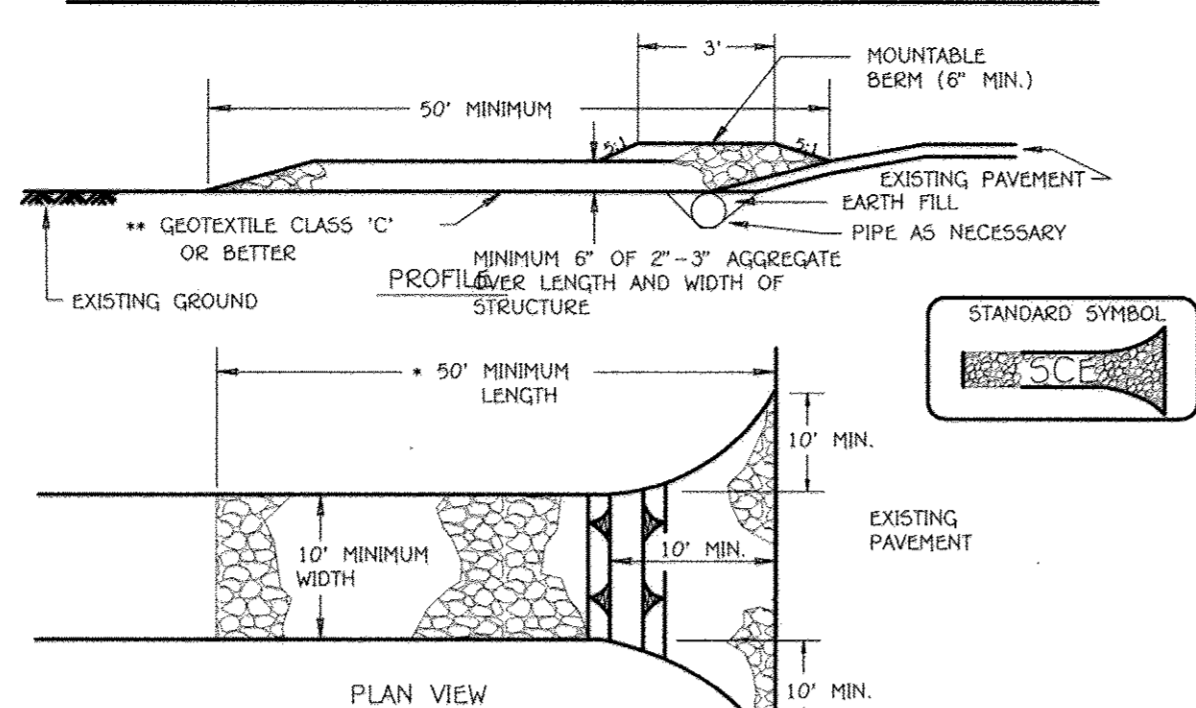
SUPER SILT FENCE



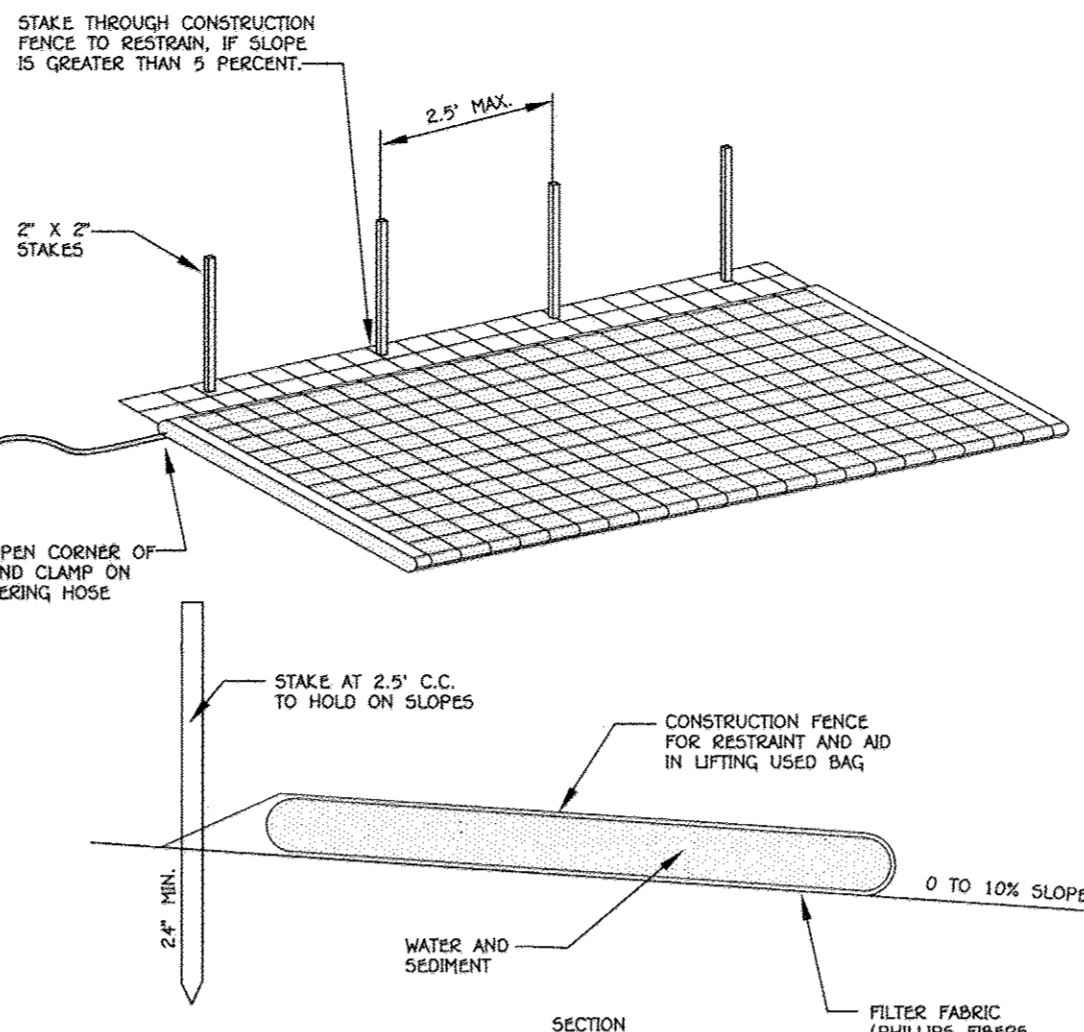
- NOTE: FENCE POST SPACING SHALL NOT EXCEED 10' CENTER TO CENTER
- Construction Specifications
- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
 - Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
 - Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
 - Filter cloth shall be embedded a minimum of 8" into the ground.
 - When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
 - Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
 - Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in. (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in. (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft / minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

STABILIZED CONSTRUCTION ENTRANCE



- Construction Specification
- Length - minimum of 50' (+30' for single residence lot).
 - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
 - Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
 - Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
 - Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mounding berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
 - Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.



- NOTES
- FILTER BAG SHALL BE PLACED ON A SLOPING OR LEVEL, WELL GRADED VEGETATED SITE SUCH THAT WATER WILL FLOW AWAY FROM DEVICE AND ANY WORK AREAS.
 - WIDTH AND LENGTH SHALL BE AS SHOWN IN THE TABLE.
 - THE FILTER BAG MUST BE STAKED IN PLACE AND SECURED TO THE PUMP DISCHARGE LINE.
 - FILTER BAG SHALL NOT BE USED FOR DISCHARGE FLOWS GREATER THAN 300 GPM.
 - DEVICE SHALL BE REMOVED AND DISPOSED OF AFTER BAG IS FILLED WITH SEDIMENT.
 - SEDIMENT FROM BAG SHALL BE SPREAD IN AN UPLAND AREA.

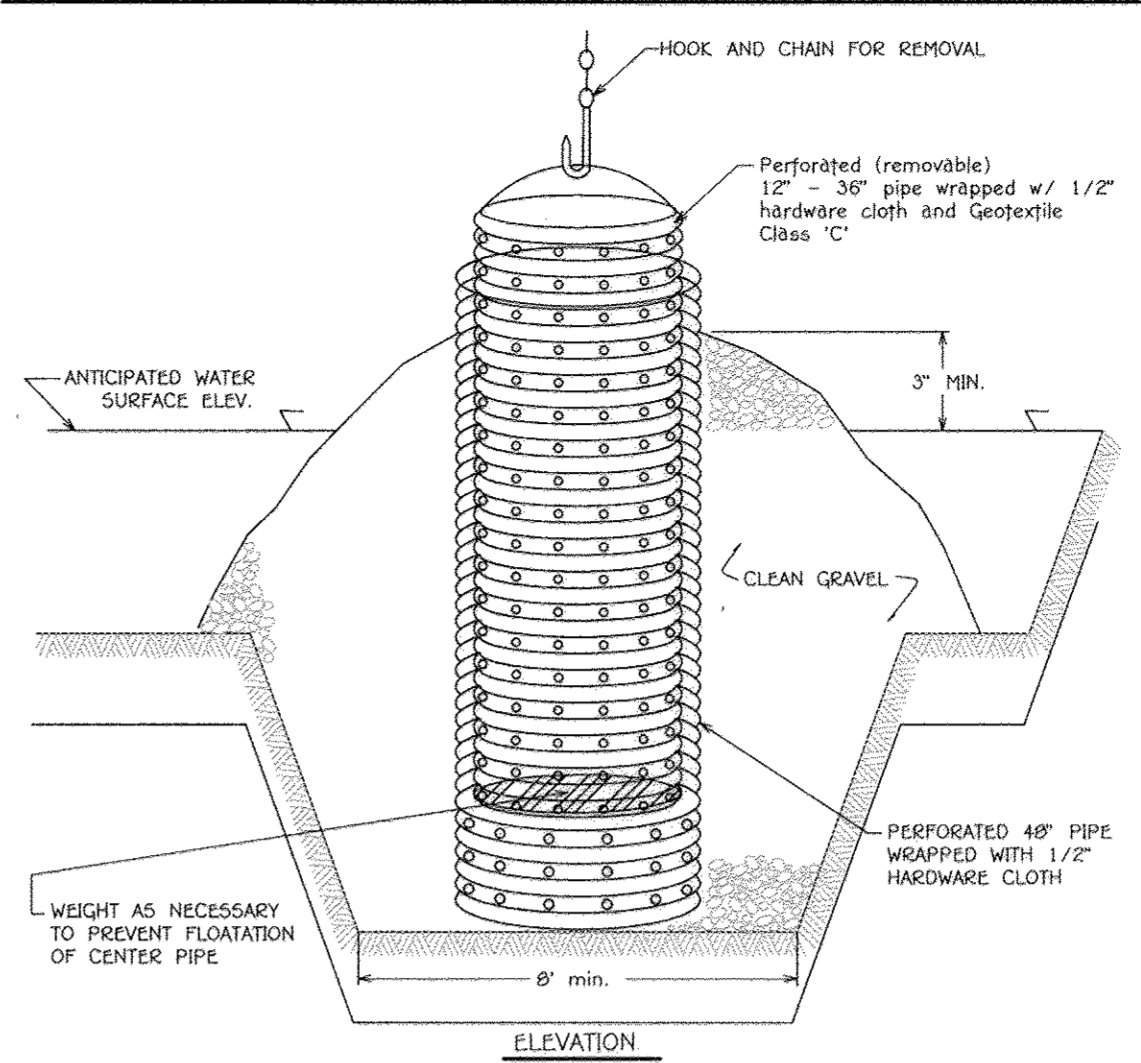
AVAILABLE FROM:

INDIAN VALLEY INDUSTRIES, INC. P.O. BOX 810 JOHNSON CITY, NEW YORK 13790 (800) 659-5111	OR	A.C.F. ENVIRONMENTAL 1801-A WILKS ROAD ROCKHONN, VIRGINIA 23237 TOLL FREE 1-800-440-3636	OR	PRICE AND COMPANY, INC. 425 36TH STREET WYOMING, WY. 83946 (616) 530-8630
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FILTER BAG DETAIL

NOT TO SCALE

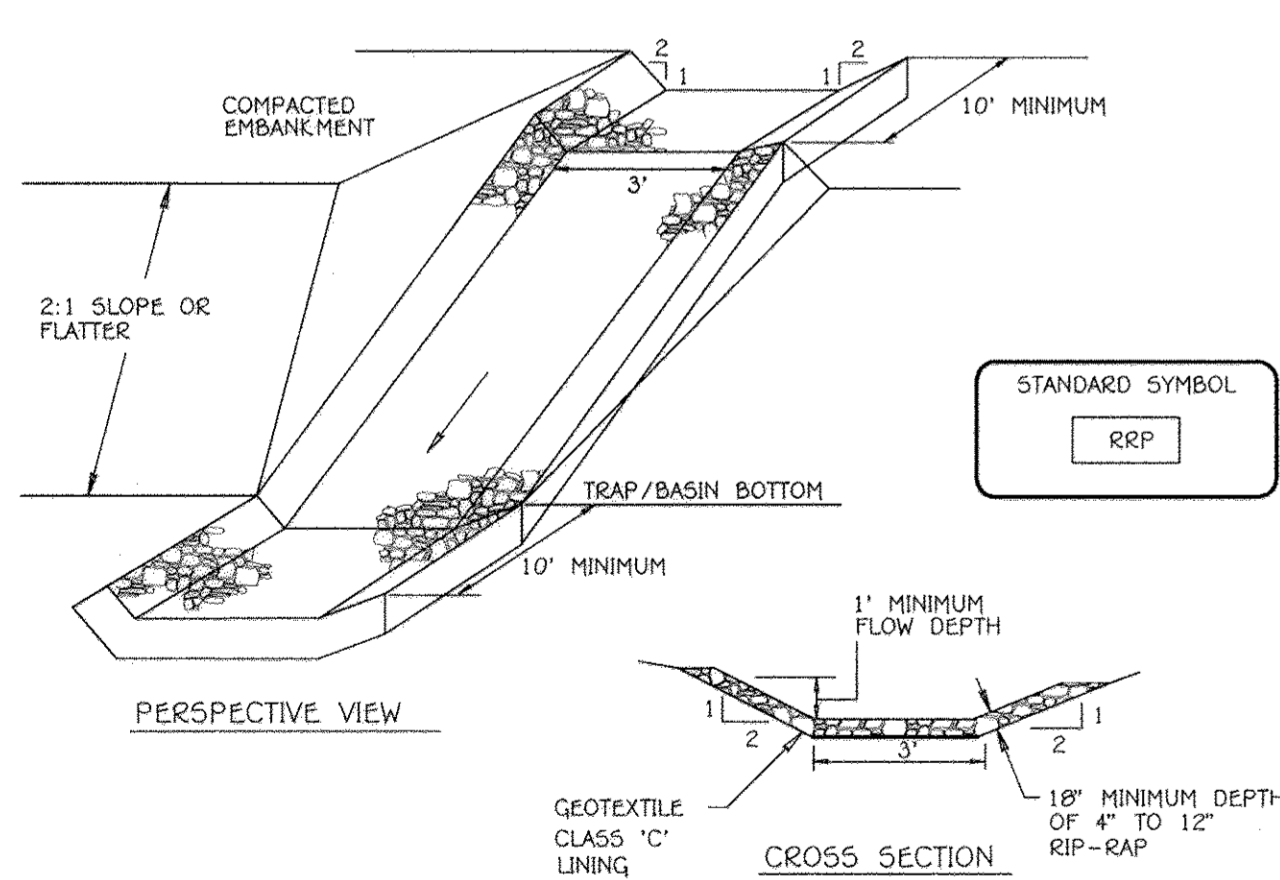
REMOVABLE PUMPING STATION



- Construction Specifications
- The outer pipe shall be 48" dia. or shall, in any case, be at least 4" greater in diameter than the center pipe. The outer pipe shall be wrapped with 1/2" hardware cloth to prevent backfill material from entering the perforations.
 - After installing the outer pipe, backfill around outer pipe with 2" aggregate or clean gravel.
 - The inside stand pipe (center pipe) should be constructed by perforating a corrugated or PVC pipe between 12" and 36" in diameter. The perforations shall be 1/2" X 6" slots or 1" diameter holes 6" on center. The center pipe shall be wrapped with 1/2" hardware cloth first, then wrapped again with Geotextile Class C.
 - The center pipe should extend 12" to 18" above the anticipated water surface elevation or riser crest elevation when dewatering a basin.

RIP-RAP INFLOW PROTECTION

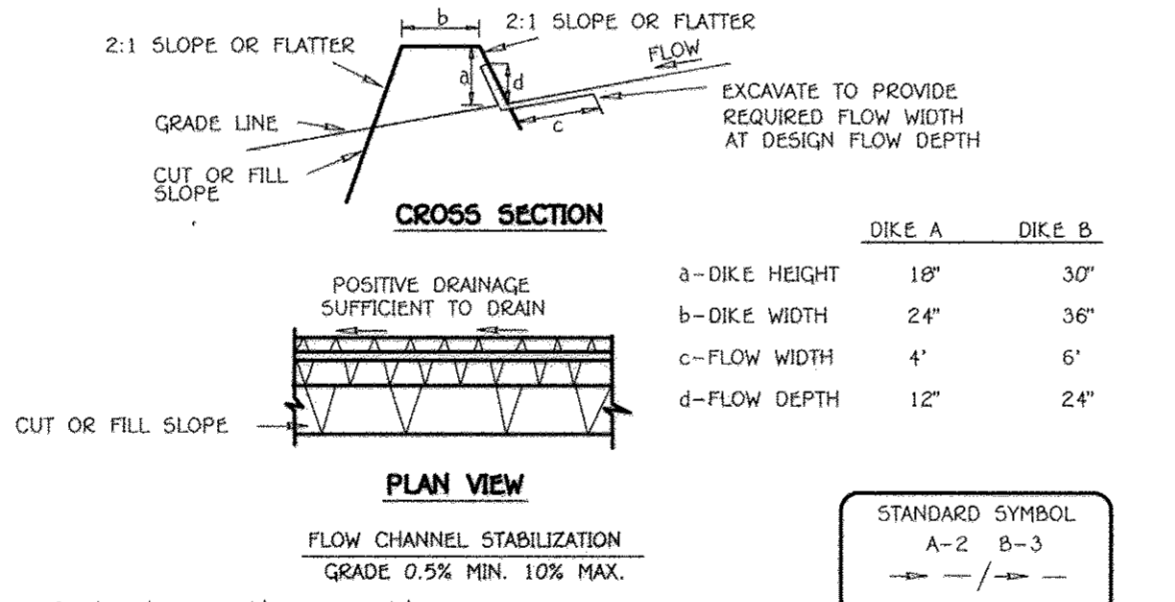
NOT TO SCALE



- Construction Specifications
- Rip-rap lined inflow channels shall be 1' in depth, have a trapezoidal cross section with 2:1 or flatter side slopes and 3" (min.) bottom width. The channel shall be lined with 4" to 12" rip-rap to a depth of 18".
 - Filter cloth shall be installed under all rip-rap. Filter cloth shall be Geotextile Class C.
 - Entrance and exit sections shall be installed as shown on the detail section.
 - Rip-rap used for the lining may be recycled for permanent outlet protection if the basin is to be converted to a stormwater management facility.
 - Gabion Inflow Protection may be used in lieu of Rip-rap Inflow Protection.
 - Rip-rap should blend into existing ground.
 - Rip-rap Inflow Protection shall be used where the slope is between 4:1 and 10:1, for slopes flatter than 10:1 use Earth Dike or Temporary Swale lining criteria.

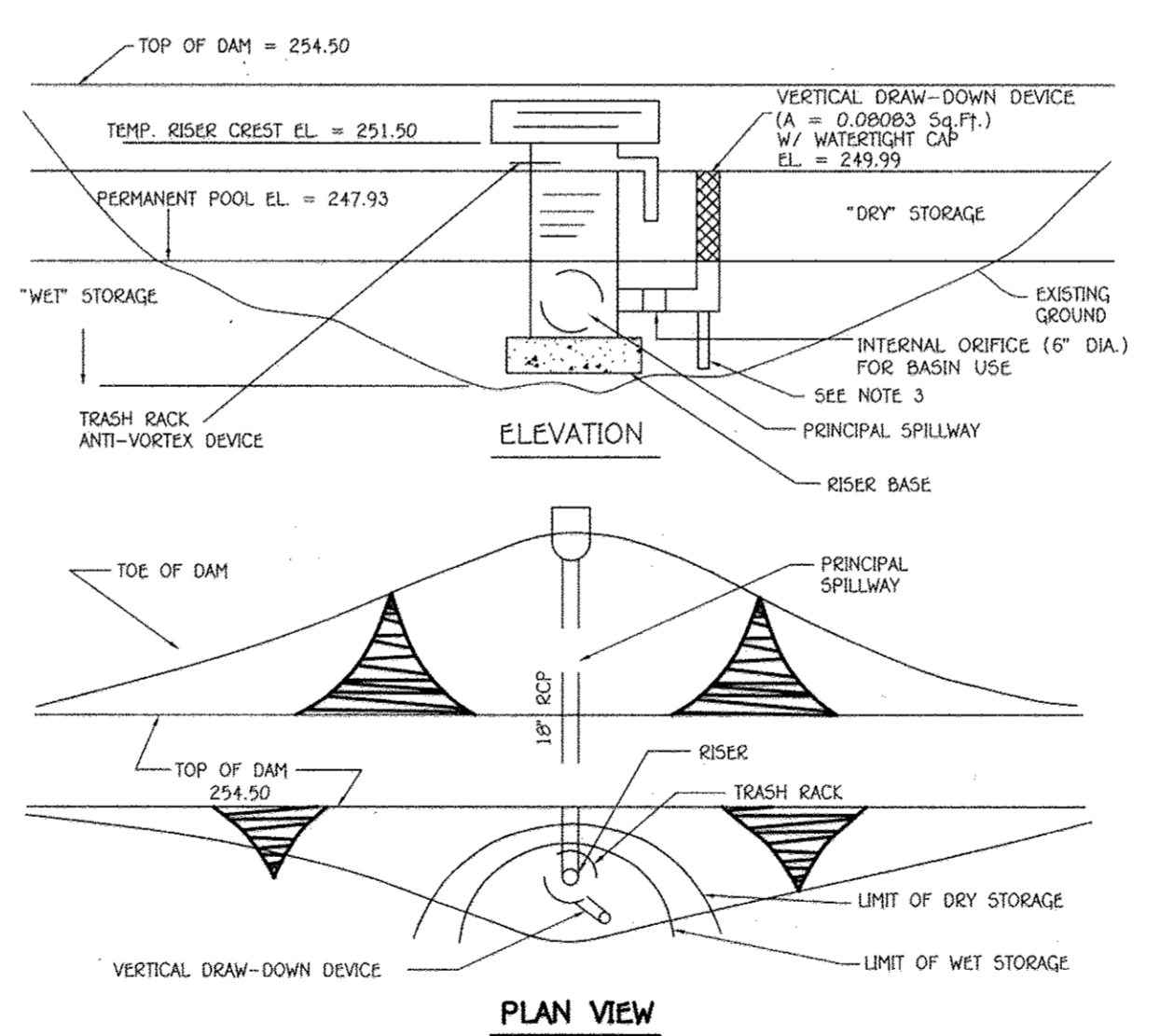
EARTH DIKE

NOT TO SCALE



- Construction Specifications
- Seed and cover with straw mulch.
 - Seed and cover with Erosion Control Matting or line with sod.
 - 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum.
- | | DIKE A | DIKE B |
|---------------|--------|--------|
| a-DIKE HEIGHT | 18" | 30" |
| b-DIKE WIDTH | 24" | 36" |
| c-FLOW WIDTH | 4" | 6" |
| d-FLOW DEPTH | 12" | 24" |
- All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.
 - Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
 - Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
 - All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
 - The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
 - Fill shall be compacted by earth moving equipment.
 - All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
 - Inspection and maintenance must be provided periodically and after each rain event.

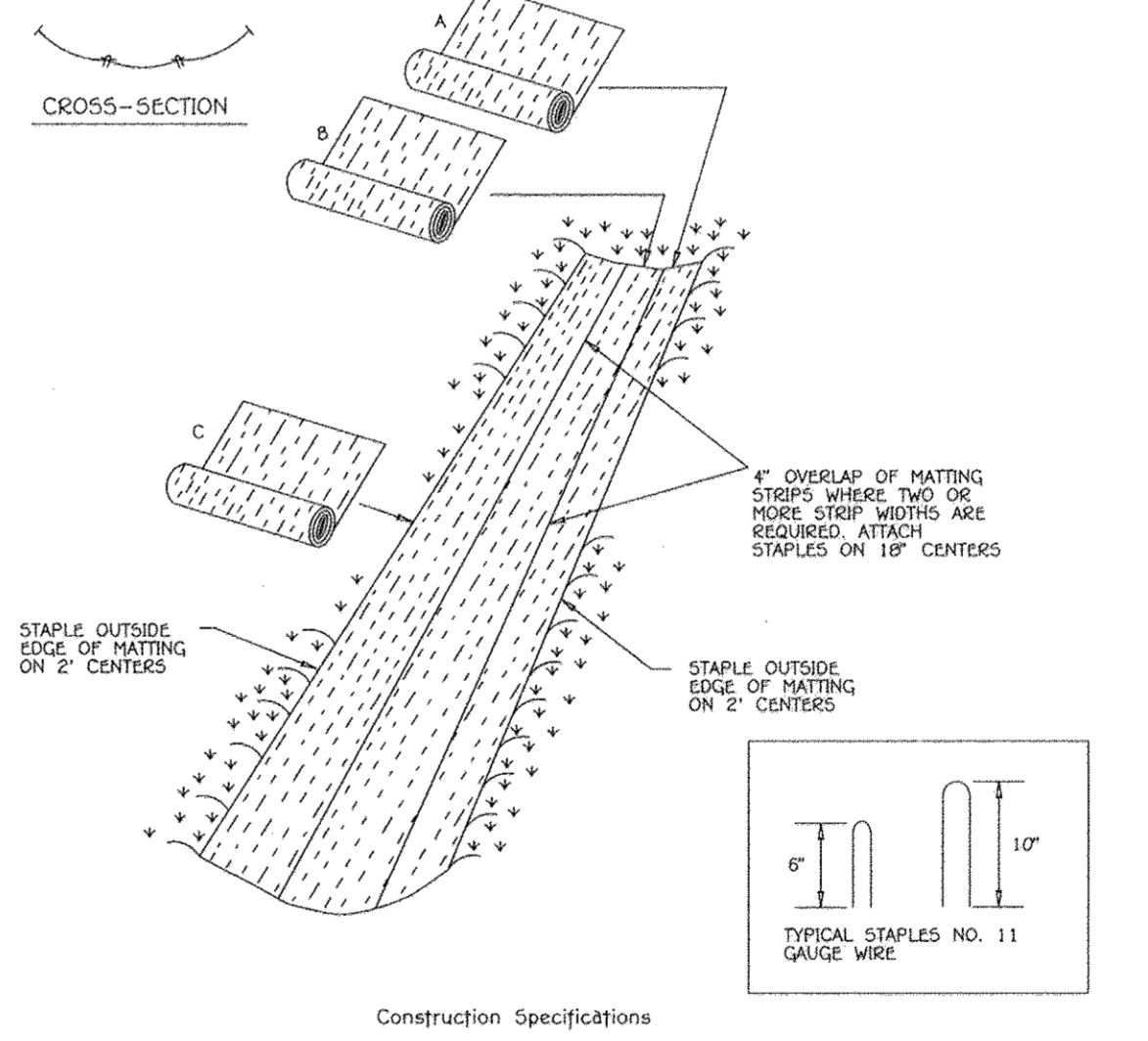
VERTICAL DRAW-DOWN DEVICE



- CONSTRUCTION SPECIFICATIONS
- PERFORATIONS IN THE DRAW-DOWN DEVICE MAY NOT EXTEND INTO THE WET STORAGE.
 - THE TOTAL AREA OF THE PERFORATIONS MUST BE GREATER THAN 2 TIMES THE AREA OF THE INTERNAL ORIFICE.
 - THE PERFORATED PORTION OF THE DRAW-DOWN DEVICE SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE FABRIC. THE GEOTEXTILE FABRIC SHALL MEET THE SPECIFICATIONS FOR GEOTEXTILE CLASS E.
 - PROVIDE SUPPORT OF DRAW-DOWN DEVICE TO PREVENT SAGGING AND FLOATION. AN ACCEPTABLE PREVENTATIVE MEASURE IS TO STAKE BOTH SIDES OF DRAW-DOWN DEVICE WITH 1" STEEL ANGLE, OR 1" BY 4" SQUARE OR 2" ROUND WOODEN POSTS SET 3' MINIMUM INTO THE GROUND THEN JOINING THEM TO THE DEVICE BY WRAPPING WITH 12 GAUGE MINIMUM WIRE.

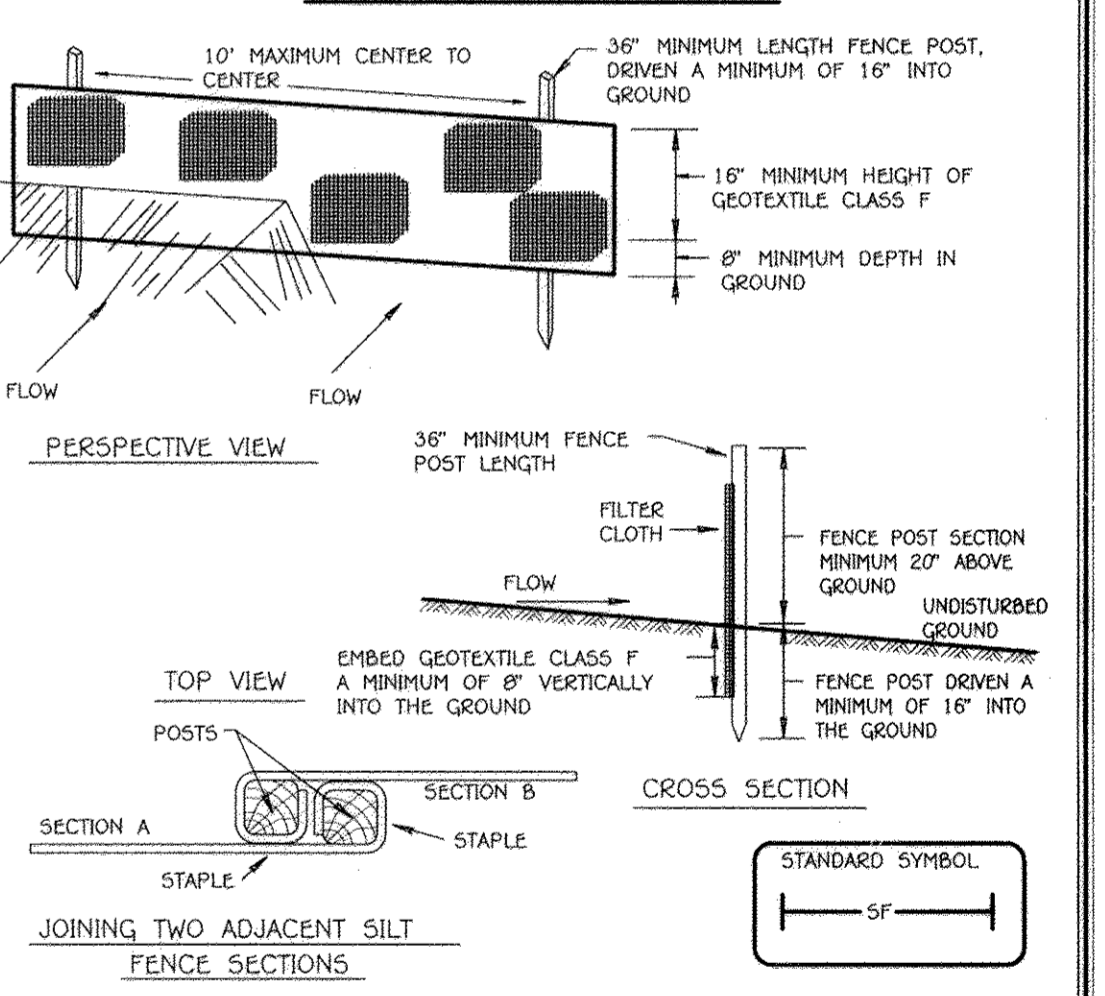
EROSION CONTROL MATTING

NOT TO SCALE



- Construction Specifications
- Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".
 - Staple the 4" overlap in the channel center using an 18" spacing between staples.
 - Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
 - Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.
 - Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
 - The discharge end of the matting liner should be similarly secured with 2 double rows of staples. Note: If flow will enter from the edge of the matting then the area effected by the flow must be keyed-in.

SILT FENCE



- Construction Specifications
- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
 - Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
- | | | |
|----------------------|----------------------------|----------------|
| Tensile Strength | 50 lbs/in. (min.) | Test: MSMT 509 |
| Tensile Modulus | 20 lbs/in. (min.) | Test: MSMT 509 |
| Flow Rate | 0.3 gal/ft / minute (max.) | Test: MSMT 322 |
| Filtering Efficiency | 75% (min.) | Test: MSMT 322 |
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
 - Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

NO.	REVISIONS	DATE
2	REVISED TITLE BLOCK	6/9/11
1	CHANGED SUBDIVISION NAME AND ROAD NAME	9/2/10

SEDIMENT AND EROSION CONTROL DETAILS
GABRIEL'S COURTYARD
LOTS 1-39, 42 THRU 44 (PER F-11-051),
OPEN SPACE LOTS 40 AND 41

2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
ZONED: R-5C
TAX MAP NO. 43 GRID NO. 14 - PARCEL Nos. 570 & 272
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER 18, 2009
SHEET 10 OF 24

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
ELLCOTT CITY, MARYLAND 21042
(410) 461-2895

"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2010."



CHARLES J. CERVO, SE., P.E.
12/3/09 DATE

OWNERS

PARCEL 570
MR. GEORGE A. PARROTT
6421 LOUDON AVENUE
ELKBRIDGE, MARYLAND 21045
(410) 796-2480

PARCEL 272
MICHAEL L. & MARY T. PFAU
3675 PARK AVENUE SUITE 301
ELLCOTT CITY, MARYLAND 21043-4511
(410) 400-0025

DEVELOPER

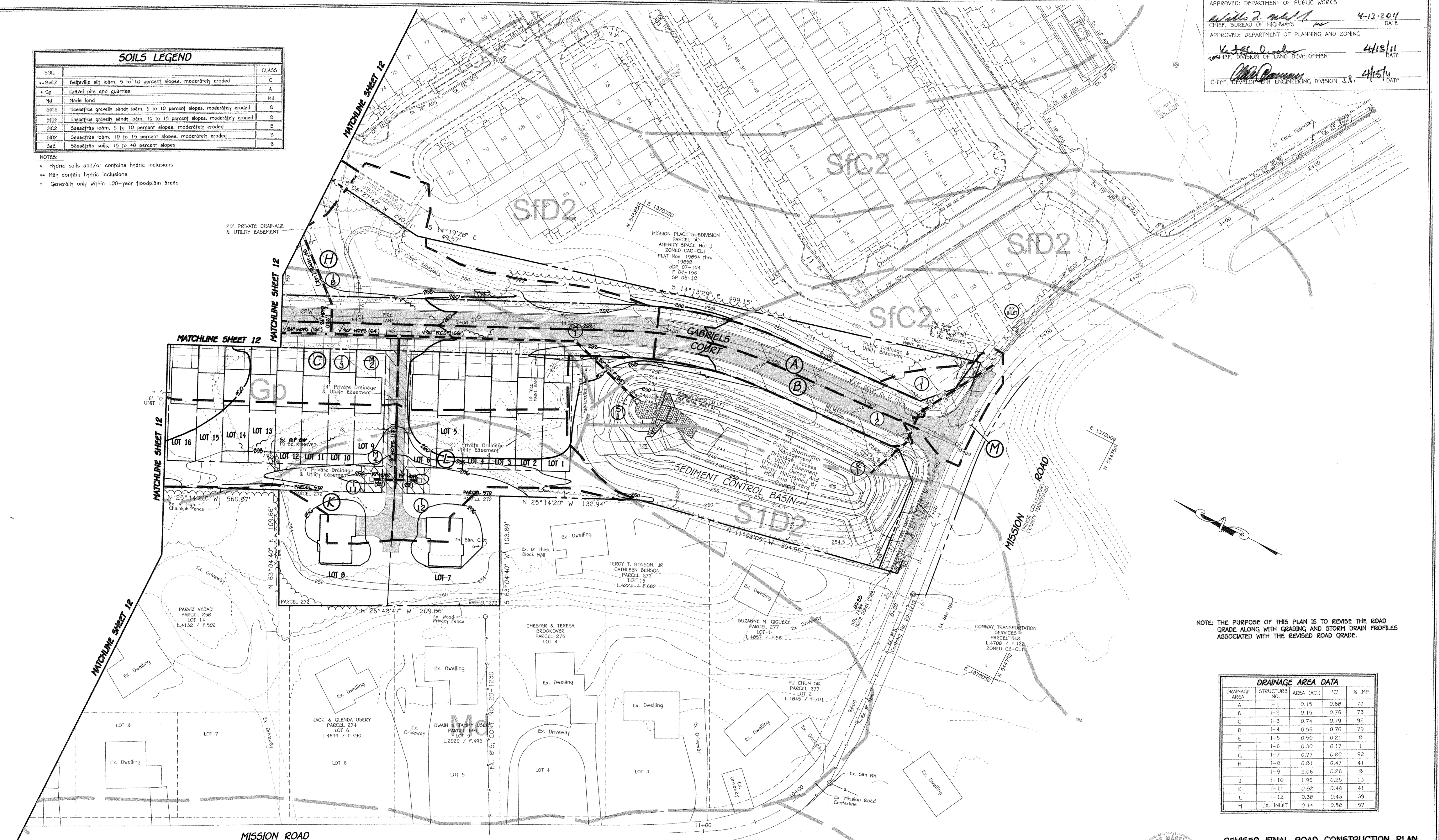
MR. GEORGE A. PARROTT
6421 LOUDON AVENUE
ELKBRIDGE, MARYLAND 21075
(410) 796-2480

AS-BUILT

APPROVED: DEPARTMENT OF PUBLIC WORKS
Walter R. ... 4-13-2011 DATE
 CHIEF, BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
... 4/13/11 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
... 4/15/11 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

SOILS LEGEND		
SOIL	CLASS	
BeC2	C	Beltsville silt loam, 5 to 10 percent slopes, moderately eroded
Gp	A	Gravel pits and quarries
Md	Md	Made land
SfC2	B	Sassafras gravelly sandy loam, 5 to 10 percent slopes, moderately eroded
SfD2	B	Sassafras gravelly sandy loam, 10 to 15 percent slopes, moderately eroded
SfC2	B	Sassafras loam, 5 to 10 percent slopes, moderately eroded
SfD2	B	Sassafras loam, 10 to 15 percent slopes, moderately eroded
SsE	B	Sassafras soils, 15 to 40 percent slopes

NOTES:
 • Hydric soils and/or contains hydric inclusions
 •• May contain hydric inclusions
 † Generally only within 100-year floodplain areas



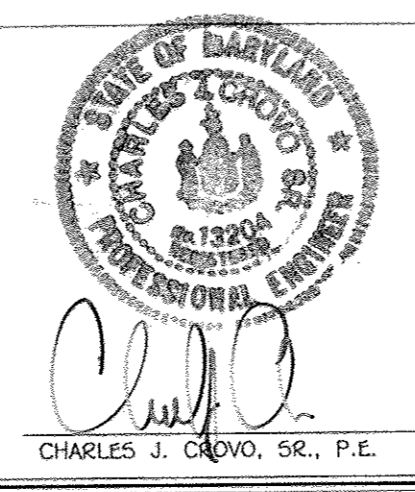
NOTE: THE PURPOSE OF THIS PLAN IS TO REVISE THE ROAD GRADE ALONG WITH GRADING AND STORM DRAIN PROFILES ASSOCIATED WITH THE REVISED ROAD GRADE.

DRAINAGE AREA DATA				
DRAINAGE AREA	STRUCTURE NO.	AREA (AC.)	% IMP.	
A	I-1	0.15	0.69	73
B	I-2	0.15	0.76	73
C	I-3	0.74	0.79	92
D	I-4	0.56	0.70	79
E	I-5	0.50	0.21	8
F	I-6	0.30	0.17	1
G	I-7	0.77	0.80	92
H	I-8	0.81	0.47	41
I	I-9	2.06	0.26	8
J	I-10	1.96	0.25	13
K	I-11	0.82	0.48	41
L	I-12	0.38	0.43	39
M	EX. INLET	0.14	0.58	57

DATE	REVISIONS
12/20/10	RAISED PROPOSED ROAD; REVISED LOT LINES; CHANGED SUBDIVISION AND ROAD NAMES.
01/31/11	REVISED GRADING AND ACCESS ROAD TO SWM.
9/9/11	REVISED STORM DRAINS AND TITLE BLOCK

PLAN
 SCALE: 1" = 40'

"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 13204, Expiration Date: November 3, 2012."



3/19/11
 DATE

OWNERS
 PARCEL 570: MR. GEORGE A. PARROTT, 6421 LOUDON AVENUE, ELKDRIDGE, MARYLAND 21075 (410) 796-2480
 PARCEL 272: MICHAEL L. & MARY T. PFALZ, 3675 PARK AVENUE, SUITE 301, ELLICOTT CITY, MARYLAND 21043-4511 (410) 480-0023

DEVELOPER
 MR. GEORGE A. PARROTT, 6421 LOUDON AVENUE, ELKDRIDGE, MARYLAND 21075 (410) 796-2480



REVISED FINAL ROAD CONSTRUCTION PLAN
 STORM DRAIN DRAINAGE AREA MAP AND SOILS MAP
GABRIEL'S COURTYARD
 LOTS 1-30, 42 THRU 44 (PER F-11-091),
 OPEN SPACE LOTS 40 AND 41
 2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
 ZONED: R-5C
 TAX MAP NO. 43 GRID NO. 14 PARCEL NOS. 570 & 272
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40' DATE: MARCH 17, 2011
 SHEET 11 OF 24

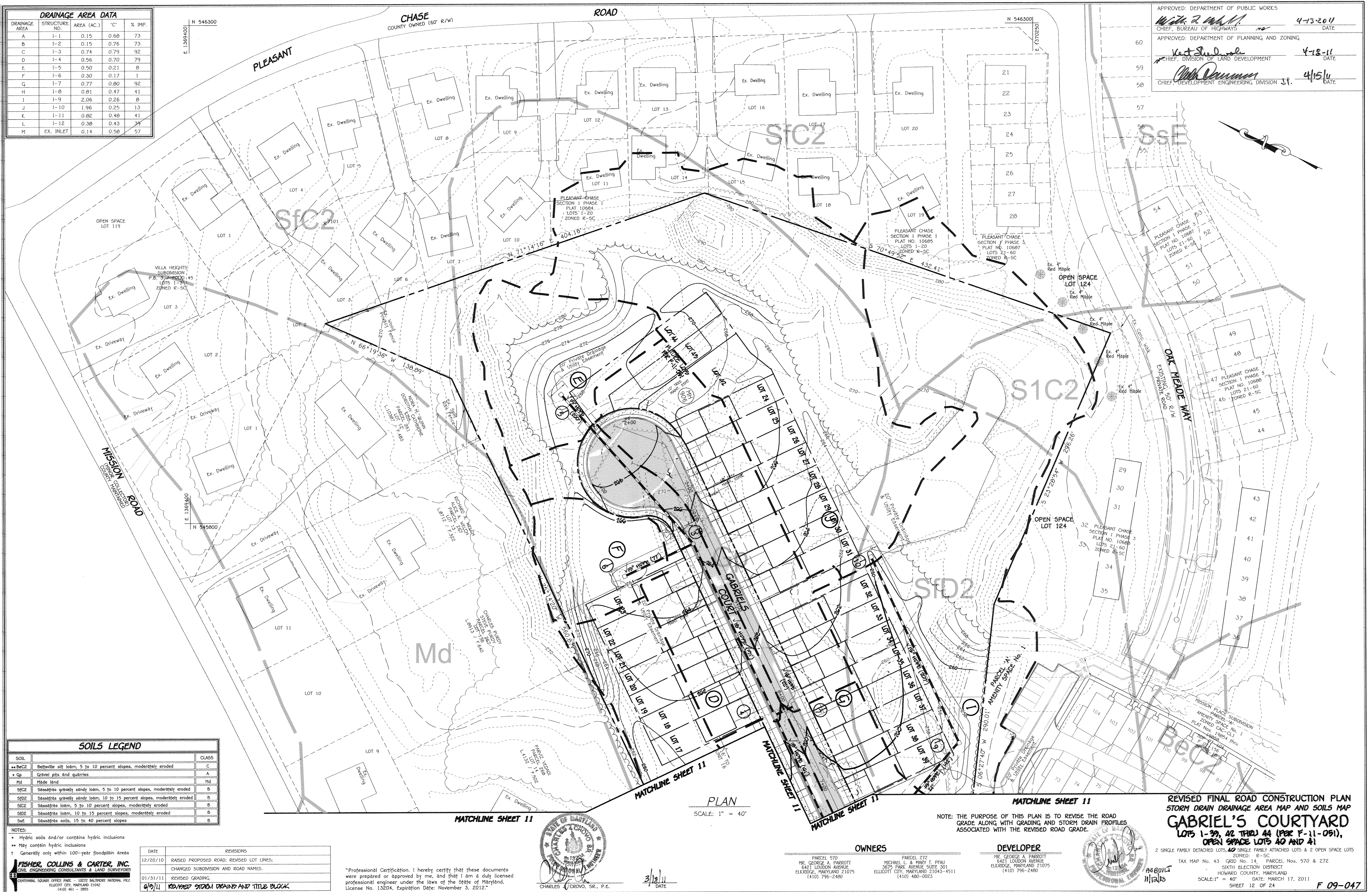
AS-BUILT

DRAINAGE AREA DATA				
DRAINAGE AREA	STRUCTURE NO.	AREA (AC.)	'C'	% IMP.
A	1-1	0.15	0.68	73
B	1-2	0.15	0.76	73
C	1-3	0.74	0.79	92
D	1-4	0.56	0.70	79
E	1-5	0.50	0.21	8
F	1-6	0.30	0.17	1
G	1-7	0.77	0.80	92
H	1-8	0.81	0.47	41
I	1-9	2.06	0.26	8
J	1-10	1.96	0.25	13
K	1-11	0.82	0.48	41
L	1-12	0.38	0.43	39
M	EX. INLET	0.14	0.58	57

N 546300
E 1369400

CHASE COUNTY OWNED (60' R/W)
ROAD

APPROVED: DEPARTMENT OF PUBLIC WORKS
Walter R. ... 4-13-2011 DATE
CHIEF, BUREAU OF HIGHWAYS
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Vest ... 4-18-11 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT
... 4/15/11 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION



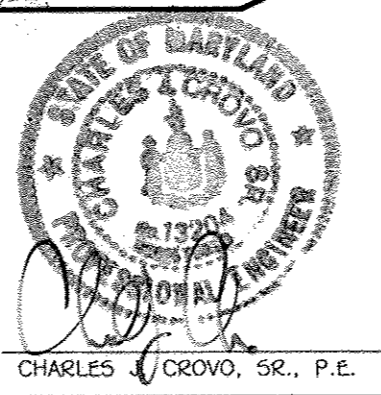
SOILS LEGEND		
SOIL	CLASS	
BeC2	Belleville silt loam, 5 to 10 percent slopes, moderately eroded	C
Gp	Gravel pits and quarries	A
Md	Mide land	Md
S1C2	Sassafras gravelly sandy loam, 5 to 10 percent slopes, moderately eroded	B
S1D2	Sassafras gravelly sandy loam, 10 to 15 percent slopes, moderately eroded	B
S2C	Sassafras loam, 5 to 10 percent slopes, moderately eroded	B
S2D	Sassafras loam, 10 to 15 percent slopes, moderately eroded	B
S2E	Sassafras soils, 15 to 40 percent slopes	B

NOTES:

- Hydric soils and/or contains hydric inclusions
- May contain hydric inclusions
- Generally only within 100-year floodplain areas

DATE	REVISIONS
12/20/10	RAISED PROPOSED ROAD; REVISED LOT LINES;
01/31/11	CHANGED SUBDIVISION AND ROAD NAMES.
01/31/11	REVISED GRADING.
01/31/11	REMOVED STORM DRAIN AND TITLE BLOCK

"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2012."

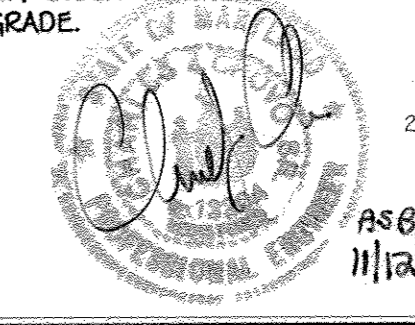


PLAN
SCALE: 1" = 40'

OWNERS		DEVELOPER	
PARCEL 570 MR. GEORGE A. PARROTT 6421 LOUDON AVENUE ELKRODGE, MARYLAND 21075 (410) 796-2480	PARCEL 272 MICHAEL L. & MARY T. PFAU 3675 PARK AVENUE SUITE 301 ELLCOTT CITY, MARYLAND 21043-4511 (410) 480-0023	MR. GEORGE A. PARROTT 6421 LOUDON AVENUE ELKRODGE, MARYLAND 21075 (410) 796-2480	

NOTE: THE PURPOSE OF THIS PLAN IS TO REVISE THE ROAD GRADE ALONG WITH GRADING AND STORM DRAIN PROFILES ASSOCIATED WITH THE REVISED ROAD GRADE.

REVISED FINAL ROAD CONSTRUCTION PLAN
STORM DRAIN DRAINAGE AREA MAP AND SOILS MAP
GABRIEL'S COURTYARD
LOTS 1-39, 42 THRU 44 (PER F-11-051),
OPEN SPACE LOTS 40 AND 41
2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
ZONED: R-5C
TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 40' DATE: MARCH 17, 2011
SHEET 12 OF 24
F 09-047



AS-BUILT

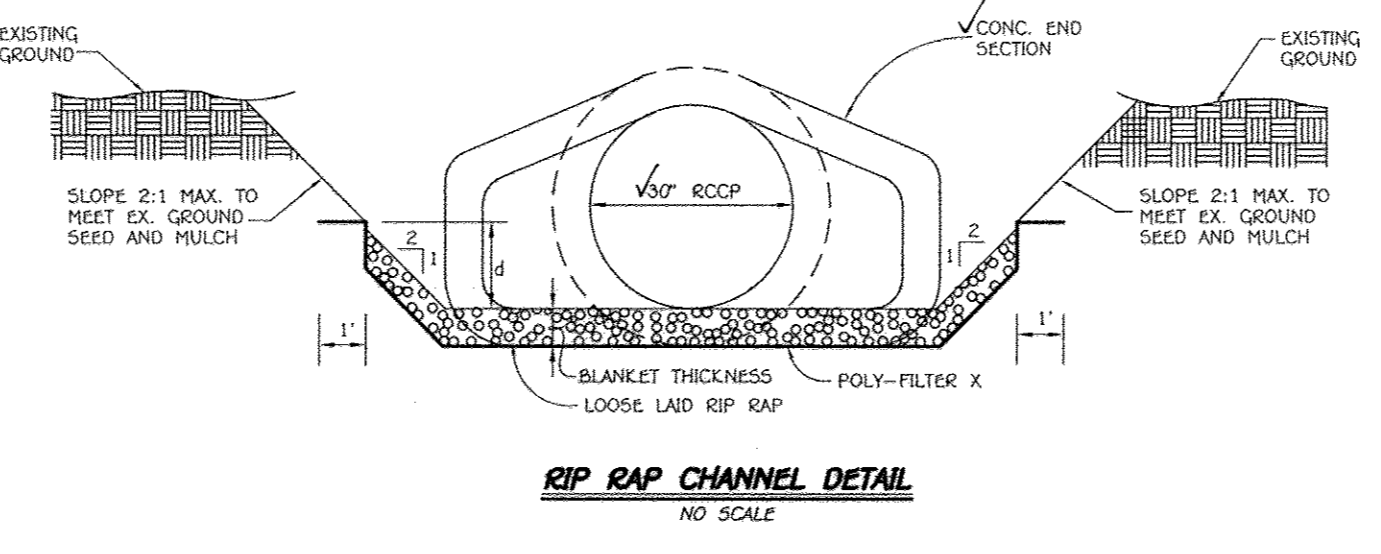
STRUCTURE SCHEDULE

STRUCTURE NO.	TOP ELEVATION	IN.VIN	IN.VOUT	LOCATION	WIDTH	TYPE	REMARKS
I-1	252.87.04	241.54(24°)	241.22(24°)	10' HOB LT OF CL STA 0+53.25	2.5'	VA-5	D. - 4.01
I-2	252.87.01	242.22(18°)	241.00(24°)	14' HOB LT OF CL STA 0+53.25	2.5'	VA-5	D. - 4.01
I-3	250.30.10	249.23(18°)	249.03(24°)	10' HOB LT OF CL STA 6+24.42	2.63'	VDL 5 INLET	D. - 4.23
I-4	250.40.10	250.10(18°)	250.00(18°)	10' HOB LT OF CL STA 7+09.40V	2.63'	VDL 5 INLET	D. - 4.23
I-5	250.40.10	250.10(18°)	250.00(18°)	N 545926.21 E 136977.00	2.50'	VD INLET	D. - 4.10
I-6	250.40.10	250.10(18°)	250.00(18°)	N 545745.22 E 136983.42	2.50'	VD INLET	D. - 4.10
I-7	250.40.10	250.10(18°)	250.00(18°)	10' HOB RT OF CL STA 7+09.40V	2.63'	VDL 5 INLET	D. - 4.23
I-8	250.30.10	249.00(24°)	249.00(24°)	14' HOB RT OF CL STA 0+53.25	2.5'	VA-5	D. - 4.01
I-9	251.22.10	251.12(19°)	250.00(24°)	N 545977.00 E 137017.00	2.50'	VD INLET	D. - 4.10
I-10	251.22.10	251.12(19°)	250.00(24°)	N 545745.22 E 137009.00	2.50'	VD INLET	D. - 4.10
I-11	251.22.10	251.12(19°)	250.00(24°)	N 545362.21 E 136995.12	2.50'	VD INLET	D. - 4.10
I-12	251.22.10	251.12(19°)	250.00(24°)	N 545321.22 E 136997.00	2.50'	VD INLET	D. - 4.10
M-1	250.70.10	247.04(30°)	247.04(30°)	10' HOB LT OF CL STA 3+45.00	10'	STD. MANHOLE	G - 5.13
M-2	250.70.10	247.04(30°)	247.04(30°)	10' HOB LT OF CL STA 3+45.00	10'	STD. MANHOLE	G - 5.13
M-3	250.70.10	247.04(30°)	247.04(30°)	10' HOB LT OF CL STA 9+77.00	10'	STD. MANHOLE	G - 5.12
M-4	250.70.10	247.04(30°)	247.04(30°)	N 545342.21 E 136990.00	10'	STD. MANHOLE	G - 5.12
S-1	248.50.10	248.50(0°)	248.50(0°)	N 545176.22 E 137013.22	10'	CONC. END SECT	D. - 5.51
R-1	253.20.10	248.50(0°)	248.50(0°)	N 544943.21 E 137019.07V	10'	CONCRETE RISER	SEE SHEET 22

* - DENOTES THROAT OPENING ELEVATION
 ** - DENOTES TOP OF GRATE ELEVATION
 NOTE: ALL "D" INLETS SHALL HAVE THROAT OPENINGS ON ALL 4 SIDES.

PIPE SCHEDULE

SIZE	CLASS	LENGTH
18"	HDPE	529 L.F.
18"	HDPE	511 L.F.
24"	RCCP, CLASS IV	108 L.F.
30"	HDPE	64 L.F.
18"	RCCP, B-25, C-361	48.5 L.F.
24"	HDPE	118 L.F.
30"	RCCP, CLASS IV	292 L.F.



RIP-RAP CHANNEL DESIGN DATA

STRUCTURE	AREA	WETTED PERIMETER	R	R 2/3	S	S 1/2	W*	d	n	V (f.p.s.)	Q (c.f.s.)	SP-60P SIZE	BLANKET THICKNESS
5-1	10.96	20.50'	6.40	3.41	0.0050	0.0707	12'	0.3'	0.04	1.73	18.92	9.5"	19"

* - DENOTES WIDTH AT END OF 10' RIPRAP CHANNEL.

CONSTRUCTION SPECIFICATIONS FOR RIP-RAP OUTFALLS

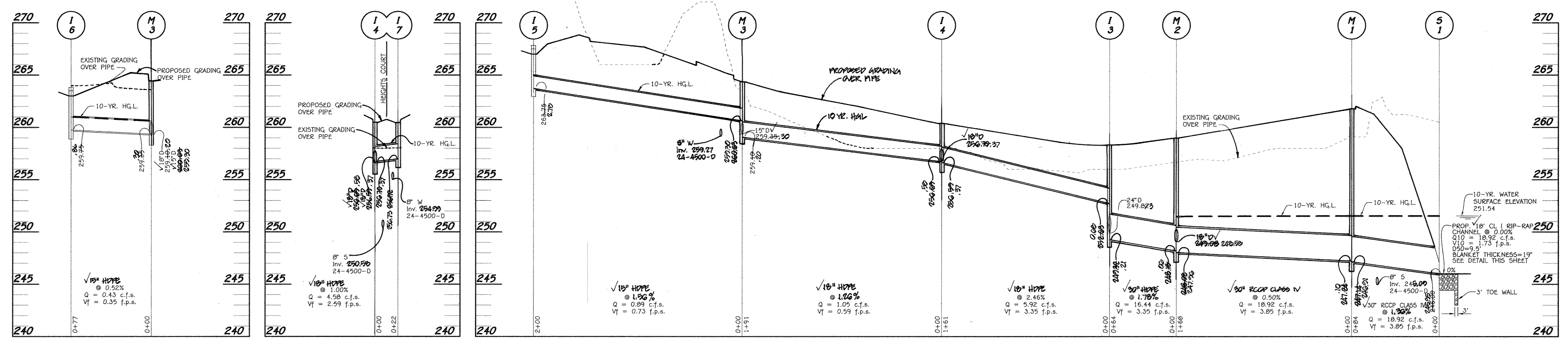
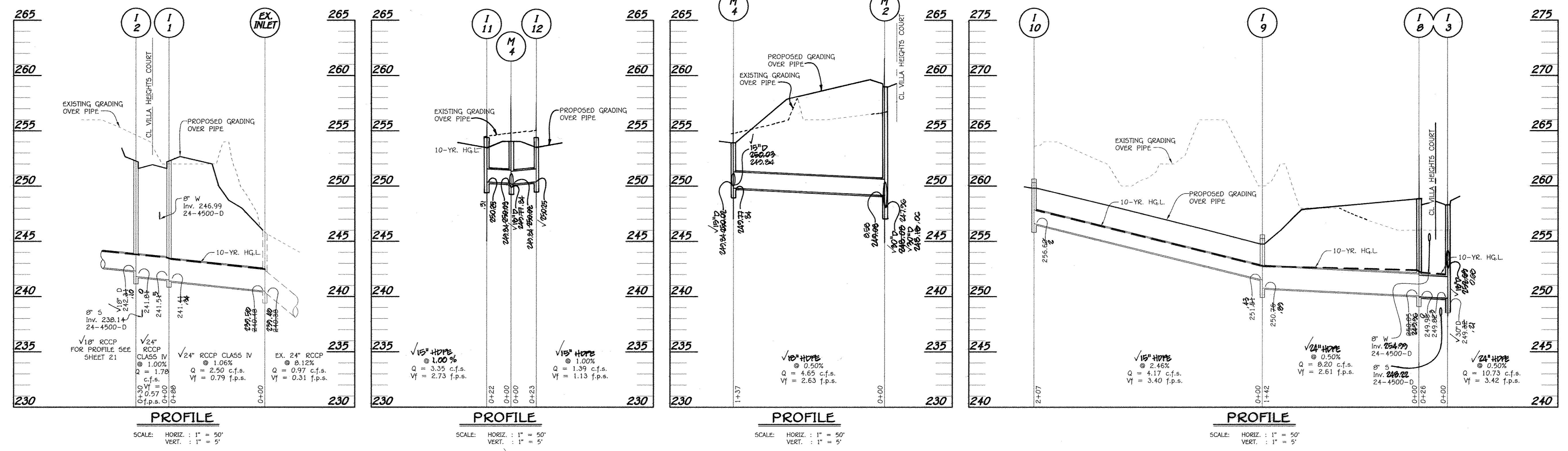
- The subgrade for the filter, riprap or gabion shall be prepared to the required lines and grades. Any fill required in the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.
- The rock or gravel shall conform to the specified grading limits when installed respectively in the riprap or filter.
- Filter cloth shall be protected from punching, cutting or tearing. Any damage other than an occasional hole shall be repaired by placing another piece of cloth over the damaged part or by completely replacing the cloth. All overlaps whether for repairs or for joining two pieces of cloth shall be a minimum of one foot.
- Stone for the riprap or gabion outlets may be placed by equipment. Both shall each be constructed to the full course thickness in one operation and in such a manner as to avoid displacement of underlying materials. The stone for riprap or gabion outlets shall be delivered and placed in a manner that will insure that it is reasonably homogeneous with the smaller stones and spalls filling the voids between the larger stones. Riprap shall be placed in a manner to prevent damage to the filter blanket or filter cloth. Hand placement will be required to the extent necessary to prevent damage to the permanent works.

APPROVED: DEPARTMENT OF PUBLIC WORKS
 DATE: 4-13-2011
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 4-18-11
 APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4/15/11

REVISIONS

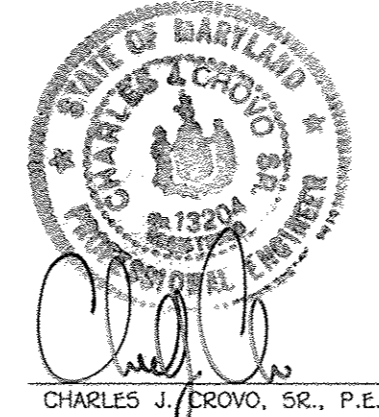
NO.	DESCRIPTION	DATE
1	REVISED STORM DRAINS AND TITLE BLOCK	6/9/11
2	REVISED STRUCTURE SCHEDULE AND PROFILES	1/31/11
1	REVISED RIM ELEVATIONS, CHANGED SUBDIVISION NAME AND ROAD NAME	9/2/10

NOTE: THE PURPOSE OF THIS PLAN IS TO REVISE THE ROAD GRADE ALONG WITH GRADING AND STORM DRAIN PROFILES ASSOCIATED WITH THE REVISED ROAD GRADE.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 10732 BALTIC NATIONAL PARK
 CLUETT CITY, MARYLAND 21142
 (410) 461-2995

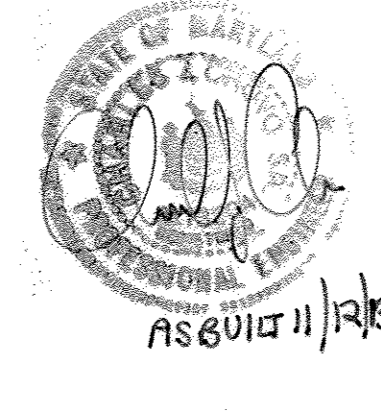
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2012.



3/18/11
 DATE

OWNERS
 PARCEL 570
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELKBRIDGE, MARYLAND 21075
 (410) 796-2400

DEVELOPER
 PARCEL 272
 MICHAEL L. & MARY T. D'PAU
 3675 PARK AVENUE SUITE 301
 ELLICOTT CITY, MARYLAND 21043-4511
 (410) 480-0023



REVISED FINAL ROAD CONSTRUCTION PLAN
 STORM DRAIN PROFILES AND DETAILS
GABRIEL'S COURTYARD
 LOTS 1-39, 42 THRU 44 (PER F-11-091),
 OPEN SPACE LOTS 40 AND 41
 2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
 ZONED: R-5C
 TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MARCH 17, 2011
 SHEET 13 OF 24
F 09-047

AS-BUILT

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	0-1 : 894'
NUMBER OF TREES REQUIRED:	
SHADE TREES (1:50)	18
EVERGREEN TREES (1:40)	22
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO

STREET TREE SCHEDULE

QTY.	SYMBOL	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
1085' x 2 / 40 = 54 TREES REQ'D.		QUERCUS RUBRA NORTHERN RED OAK	2 1/2"-3" CAL.	40' APART ON PUBLIC R/W (VILLA HEIGHTS COURT)
215' / 40 = 5 TREES REQ'D.		PLATANUS OCCIDENTALIS "BLOODGOOD" LONDON PLANETREE	2 1/2"-3" CAL.	40' APART ON PUBLIC R/W (MISSION ROAD)

NOTE: THE REQUIRED SURETY FOR THE 59 STREET TREES WILL BE POSTED AS A PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$17,700.00.

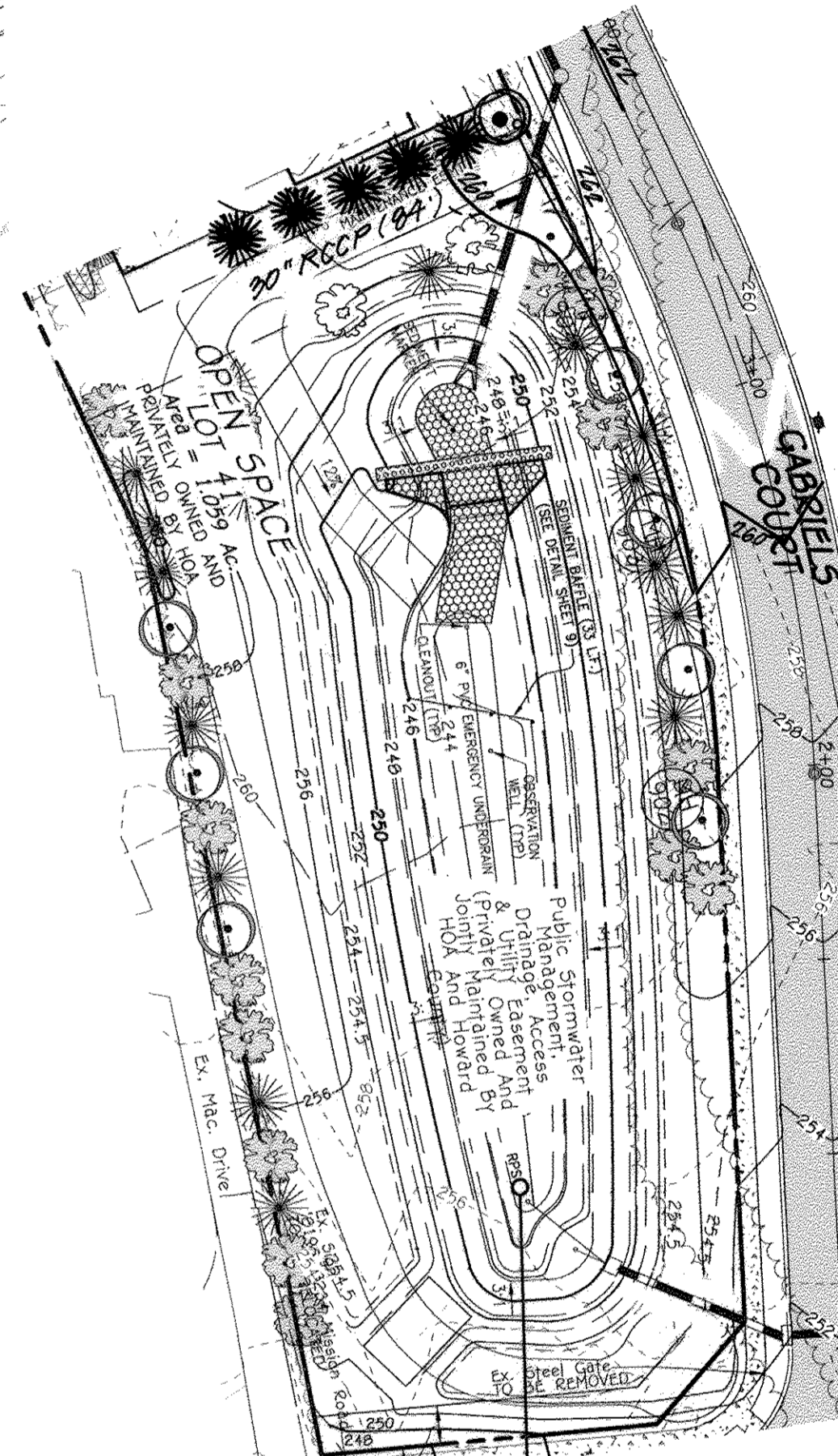
SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS (SFA)	37
NUMBER OF TREES REQUIRED: (1:DU SFA)	37

NOTE: THE REQUIRED INTERNAL LANDSCAPING WILL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLAN PHASE FOR THIS SUBDIVISION.

APPROVED: DEPARTMENT OF PUBLIC WORKS
Walter R. Mott 4-13-2011
 CHIEF, BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
Jeffrey A. Decker 4-13-11
 CHIEF, DIVISION OF LAND DEVELOPMENT
Chris Quinn 4/15/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

NOTE: THE PURPOSE OF THIS PLAN IS TO REVISE THE ROAD GRADE ALONG WITH GRADING AND STORM DRAIN PROFILES ASSOCIATED WITH THE REVISED ROAD GRADE.



SWM LANDSCAPING
 SCALE: 1" = 40'
 DEVELOPER'S / BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael J. Law 3/21/11
 DATE

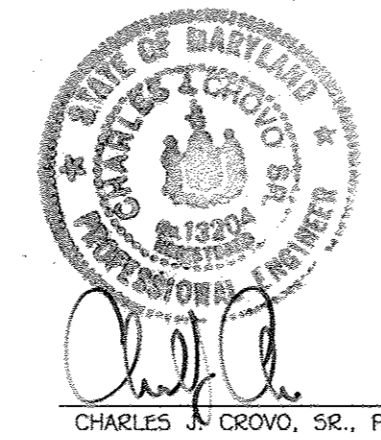
SCHEDULE A - PERIMETER LANDSCAPING

PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED			NUMBER OF PLANTS PROVIDED		
						SHADE TREES	EVERGREEN TREES	SHRUBS	SHADE TREES	EVERGREEN TREES	SHRUBS
P-1	SFA TO ROAD	C	67.23'	NO	NO	2	3	-	2	3	-
P-2	SFA TO SFD	C	1189.22'	YES (94%)	NO	21	42	-	21	42	-
P-3	SFA TO SFD	C	836.57'	YES (100%)	NO	0	0	-	0	0	-
P-4	SFA TO SFA	B	1135.00'	YES (265')	NO	17	22	-	17	22	-
P-5	SFA TO SFD	C	116.00'	NO	NO	3	6	-	3	6	-

PLAN
 SCALE: 1" = 40'

DATE	REVISIONS
12/20/10	RAISED PROPOSED ROAD; REVISED LOT LINES; CHANGED SUBDIVISION AND ROAD NAMES.
01/31/11	REVISED GRADING, ACCESS ROAD AND SWM LANDSCAPING.
6/9/11	REVISED LANDSCAPING, STORM DRAINS AND TITLE BLOCK.

"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 13204, Expiration Date: November 3, 2012."



3/21/11
 DATE

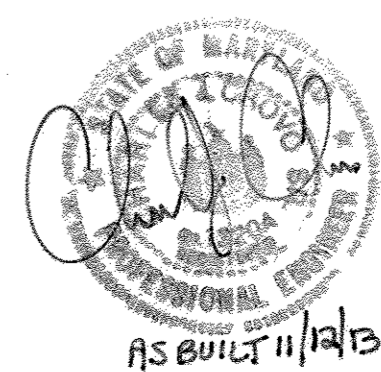
OWNERS

PARCEL 570
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELKBRIDGE, MARYLAND 21075
 (410) 796-2480

PARCEL 272
 MICHAEL L. & MARY T. PFAU
 3675 PARK AVENUE SUITE 301
 ELLICOTT CITY, MARYLAND 21043-4511
 (410) 480-0023

DEVELOPER

MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELKBRIDGE, MARYLAND 21075
 (410) 796-2480



REVISED FINAL ROAD CONSTRUCTION PLAN
STREET TREES AND LANDSCAPE PLAN
GABRIEL'S COURTYARD
 LOTS 1-39, 42 THRU 44 (PER F-11-091),
 OPEN SPACE LOTS 40 AND 41
 2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
 ZONED: R-5C
 TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40' DATE: MARCH 17, 2011
 SHEET 14 OF 24 **F 09-047**

AS-BUILT

APPROVED: DEPARTMENT OF PUBLIC WORKS
With 2. m.c. 11 4-13-2011
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Det. Richard 4-18-11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Chad 4/15/11
 CHIEF, DEVELOPMENT ENGINEERING, DIVISION 3.8. DATE

SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	23	QUERCUS PHELLOS WILLOW OAK	2 1/2-3" CAL.	SHADE
	21	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2 1/2-3" CAL.	SHADE
	17	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	SHADE
	06	PINUS STROBUS EASTERN WHITE PINE	6' - 8' HEIGHT	EVERGREEN
	09	PICEA ABIES NORWAY SPRUCE	6' - 8' HEIGHT	EVERGREEN

NOTE: TREE TYPES ARE ONLY AN RECOMMENDATION, THESE MAY BE REVISED TO A COUNTY APPROVED EQUIVALENT FROM THE HOWARD COUNTY LANDSCAPE MANUAL. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. REQUIRED LANDSCAPE SURETY FOR THE 50% SHADE AND 90% EVERGREEN TREES HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$30,900.00. THE LANDSCAPE SURETY BOND FOR UNDER THE ORIGINAL F-09-047 IS CONSIDERED SUFFICIENT TO COVER THE NEWLY PROPOSED LANDSCAPING/LANDSCAPE CHANGES ASSOCIATED WITH THE RED-LINES TO F-09-047.

DEVELOPER'S / BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael Row 3/21/10
 DATE

NOTE: THE PURPOSE OF THIS PLAN IS TO REVISE THE ROAD GRADE ALONG WITH GRADING AND STORM DRAIN PROFILES ASSOCIATED WITH THE REVISED ROAD GRADE.



NOTES:

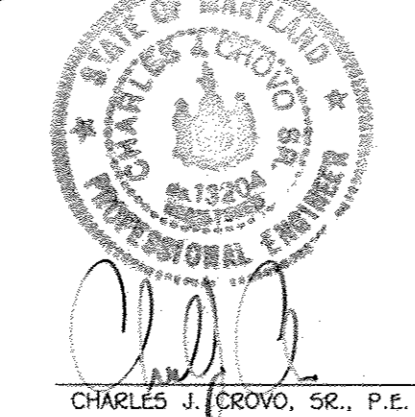
1. THE BUILDER WILL BE RESPONSIBLE FOR THE LANDSCAPING INSTALLATION AND SURETY REQUIREMENT.
2. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BEAMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
3. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 NATIONAL SQUARE OFFICE PARK - 10275 BALDWIN NATIONAL PIKE
 ELICHTON CITY, MARYLAND 21042
 (410) 461 - 2095

DATE	REVISIONS
12/20/10	RAISED PROPOSED ROAD; REVISED LOT LINES; CHANGED SUBDIVISION AND ROAD NAMES.
01/31/11	REVISED GRADING.
09/11	REVISED STORM DRAINS AND TITLE BLOCK

PLAN
 SCALE: 1" = 40'

"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2012."

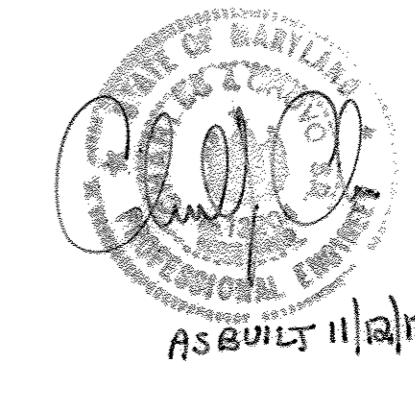


3/18/11
 DATE

OWNERS
 PARCEL 570
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELICHTON, MARYLAND 21075
 (410) 796-2480

PARCEL 272
 MICHAEL L. & MARY J. PFANI
 3675 PARK AVENUE SUITE 301
 ELICHTON CITY, MARYLAND 21043-4511
 (410) 480-0923

DEVELOPER
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELICHTON, MARYLAND 21075
 (410) 796-2480



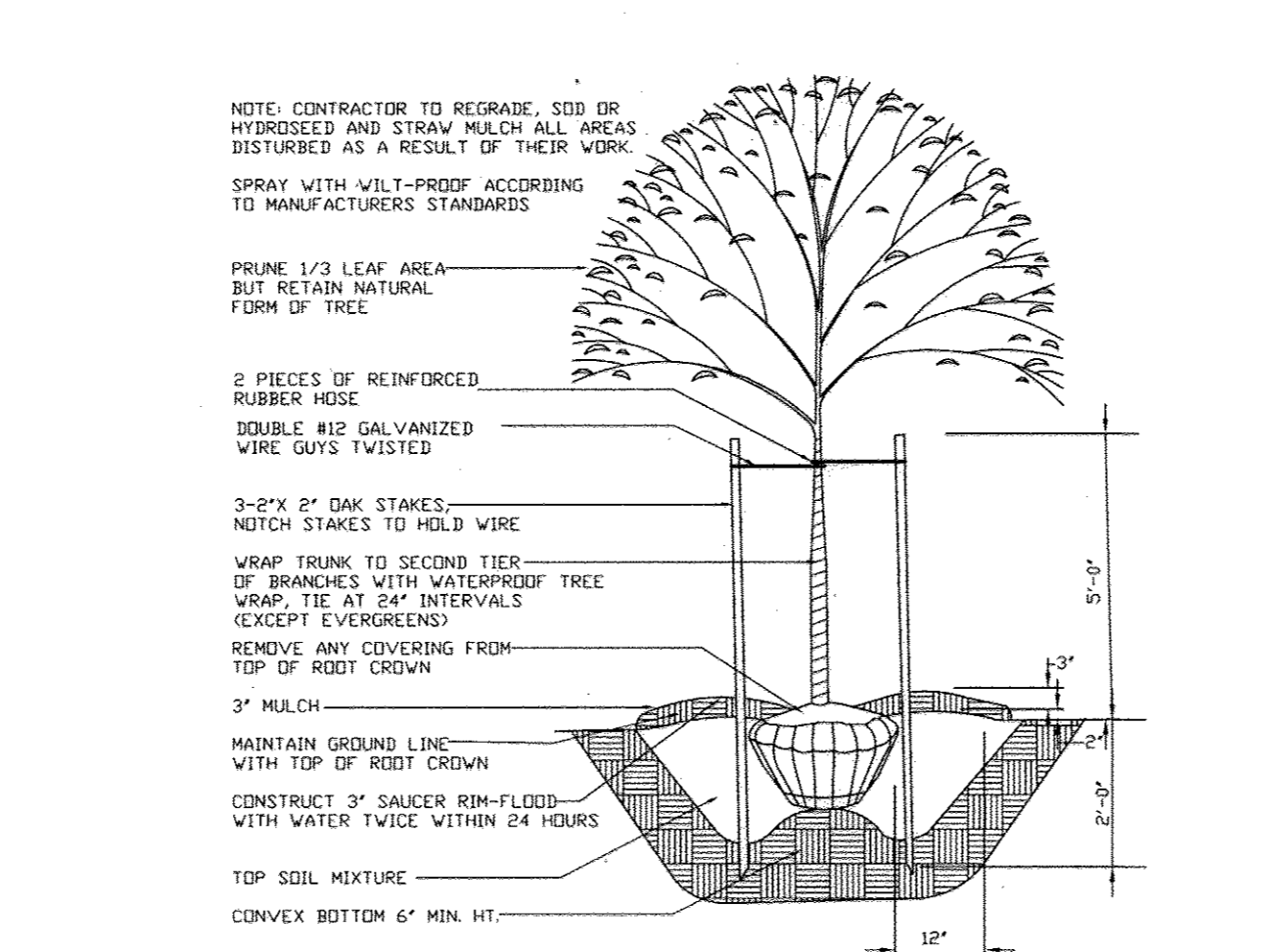
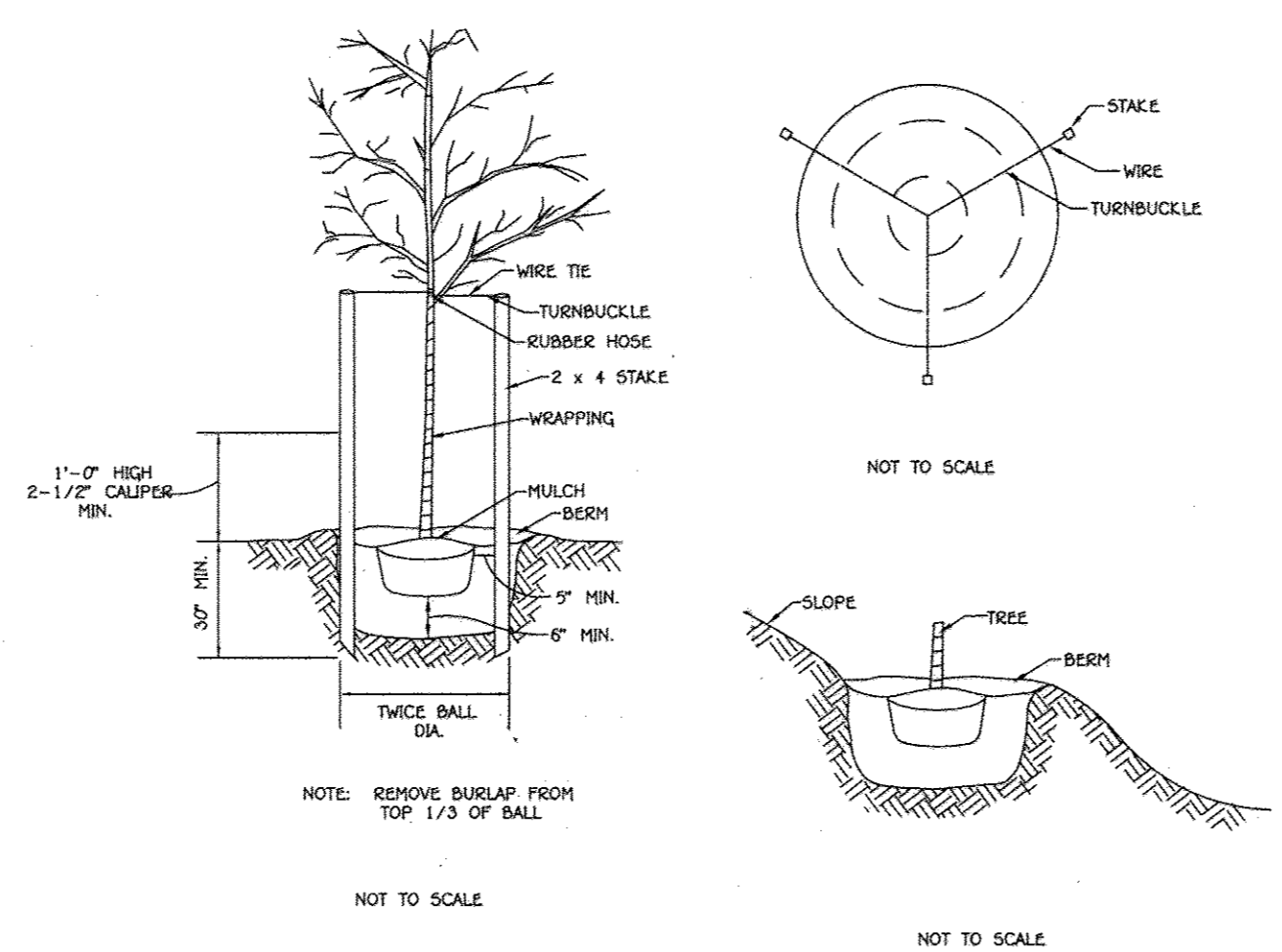
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 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40' DATE: MARCH 17, 2011
 SHEET 15 OF 24 F 09-047

AS-BUILT

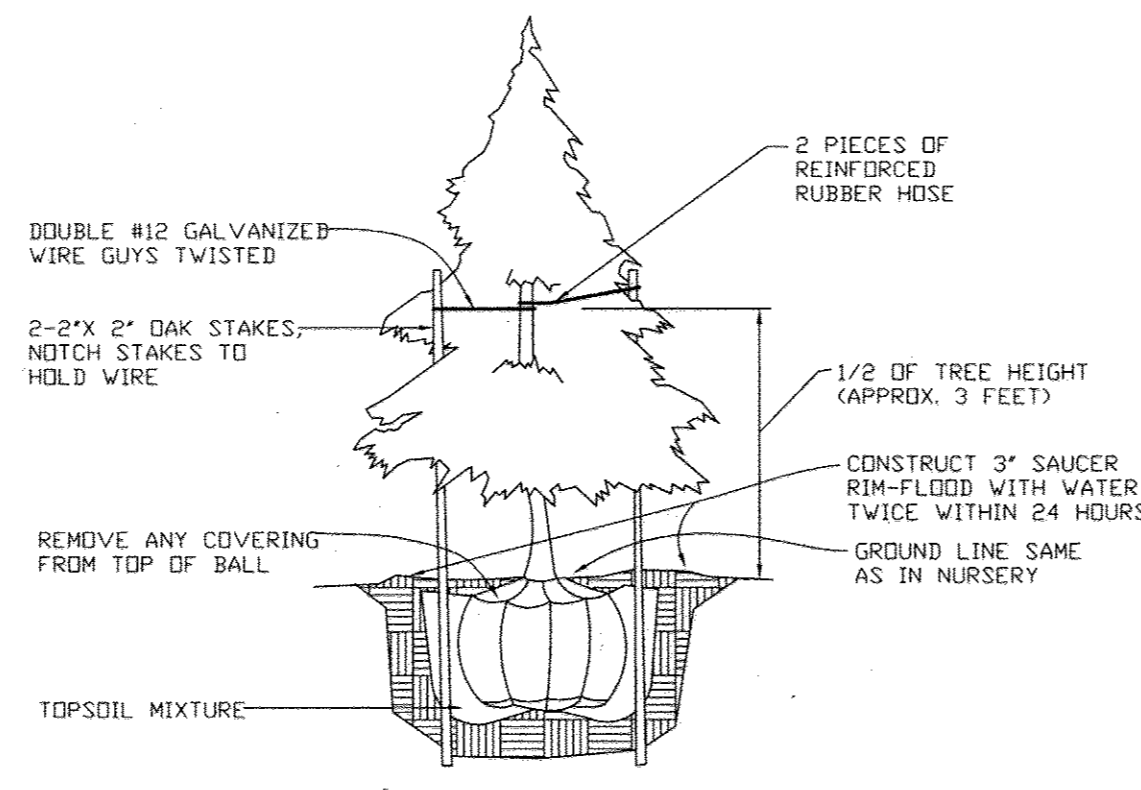
APPROVED: DEPARTMENT OF PUBLIC WORKS
Walter Z. M... 12-14-09
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Walt S... 12-22-09
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Wm... 12/10/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JR. DATE



TREE PLANTING DETAIL



EVERGREEN PLANTING DETAIL

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no healed-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines For Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and 'Miss Utility' a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be base on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope.

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

DEVELOPER'S / BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

George A. Parrott 12/3/09
 GEORGE A. PARROTT DATE

"SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL."

"AT THE TIME OF PLANT INSTALLATION, ALL TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATIONS FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE ROAD DRAWING PLANS."

"THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED PERIMETER LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL THE OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED."

NO.	REVISIONS	DATE
2	REVISED TITLE BLOCK	9/9/11
1	CHANGED SUBDIVISION NAME AND ROAD NAME	9/2/10

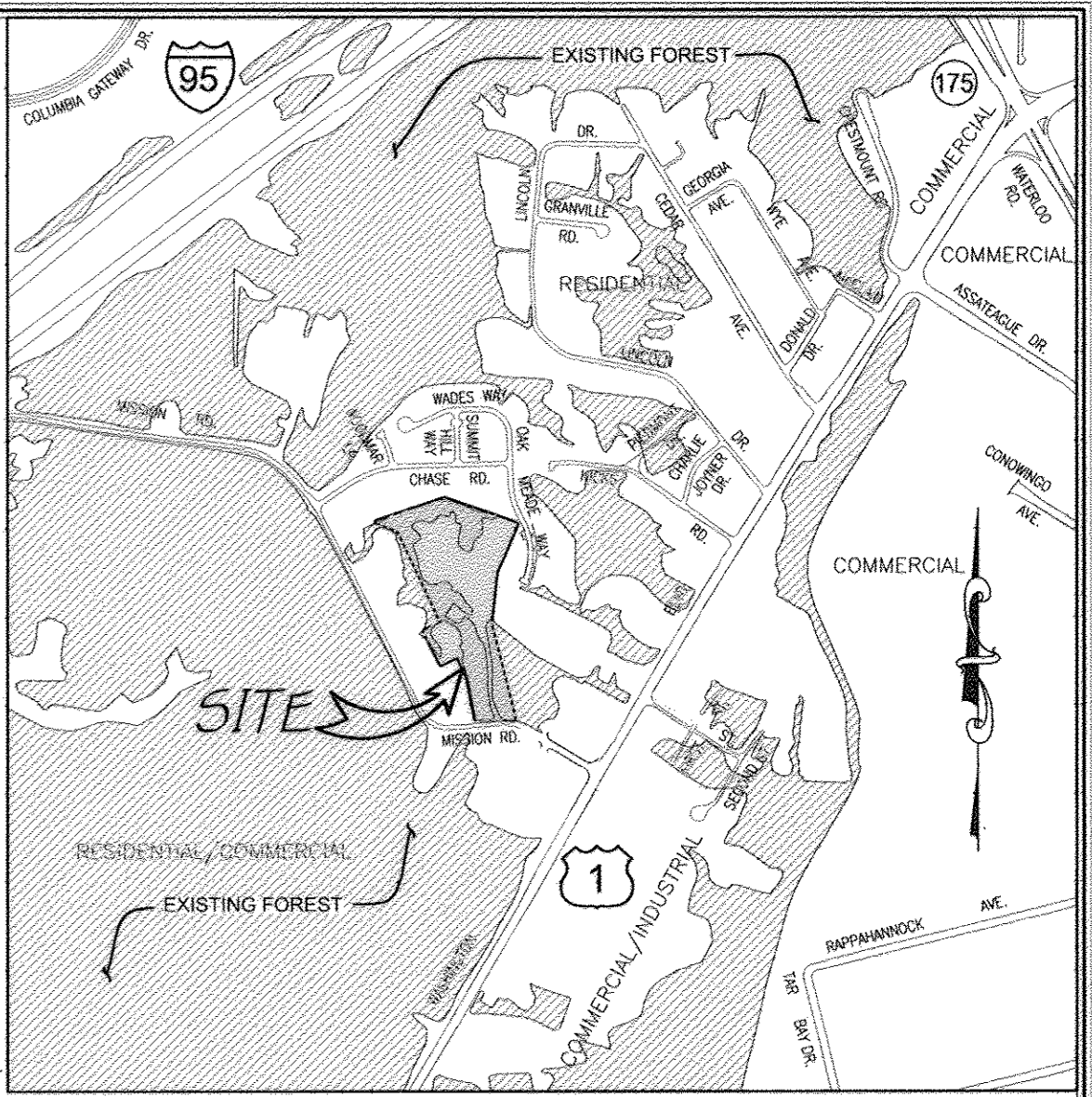
LANDSCAPING NOTES AND DETAILS
GABRIEL'S COURTYARD
 LOTS 1-30, 40 THRU 44 (PER F-11-051),
 OPEN SPACE LOTS 40 AND 41

2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
 ZONED: R-5C
 TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: NOVEMBER 18, 2009
 SHEET 16 OF 24

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Veit Schulze 4-18-11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
John P. Gangles 4/15/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

FCP LEGEND

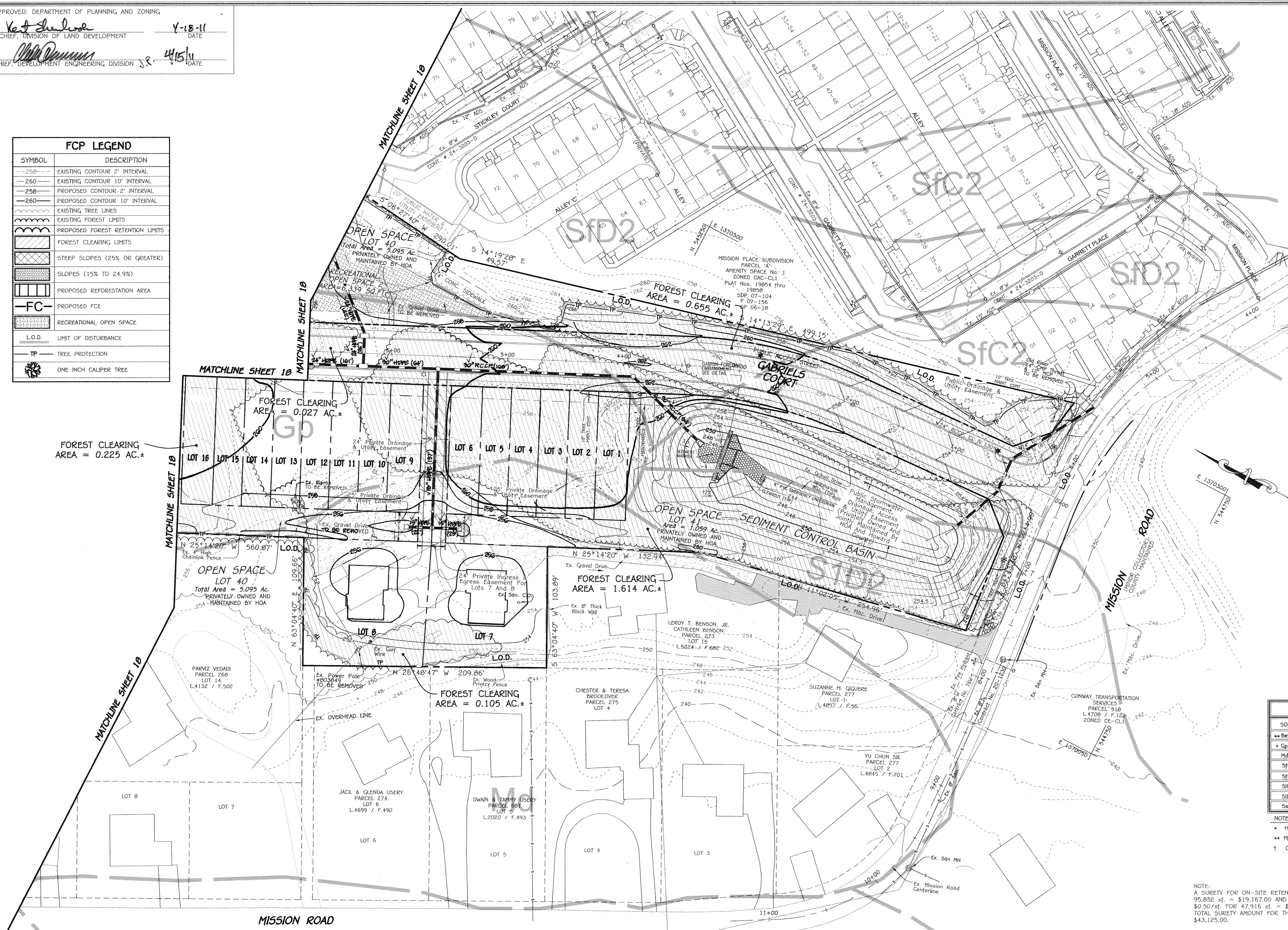
SYMBOL	DESCRIPTION
-250-	EXISTING CONTOUR 2' INTERVAL
-260-	EXISTING CONTOUR 10' INTERVAL
-250-	PROPOSED CONTOUR 2' INTERVAL
-260-	PROPOSED CONTOUR 10' INTERVAL
(Symbol)	EXISTING TREE LINES
(Symbol)	EXISTING FOREST LIMITS
(Symbol)	PROPOSED FOREST RETENTION LIMITS
(Symbol)	FOREST CLEARING LIMITS
(Symbol)	STEEP SLOPES (25% OR GREATER)
(Symbol)	SLOPES (15% TO 24.9%)
(Symbol)	PROPOSED REFORESTATION AREA
-FC-	PROPOSED FCE
(Symbol)	RECREATIONAL OPEN SPACE
L.O.D.	LIMIT OF DISTURBANCE
TP	TREE PROTECTION
(Symbol)	ONE INCH CALIPER TREE



VICINITY MAP
SCALE: 1" = 1000'

DATE	REVISIONS
12/20/10	RAISED PROPOSED ROAD; REVISED LOT LINES;
	CHANGED SUBDIVISION AND ROAD NAMES.
01/31/11	REVISED GRADING AND ACCESS ROAD TO SWM.
01/21/11	REVISED STORM DRAINS AND TIE BLOCK.

NOTE: THE PURPOSE OF THIS PLAN IS TO REVISE THE ROAD GRADE ALONG WITH GRADING AND STORM DRAIN PROFILES ASSOCIATED WITH THE REVISED ROAD GRADE.



SOILS LEGEND

SOIL	CLASS
**BeC2	Beltville silt loam, 5 to 10 percent slopes, moderately eroded
Gp	Gravel pits and quarries
Md	Made land
SfC2	Sassafras gravelly sandy loam, 5 to 10 percent slopes, moderately eroded
SfD2	Sassafras gravelly sandy loam, 10 to 15 percent slopes, moderately eroded
SfC2	Sassafras loam, 5 to 10 percent slopes, moderately eroded
SfD2	Sassafras loam, 10 to 15 percent slopes, moderately eroded
SfE	Sassafras soils, 15 to 40 percent slopes

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas

NOTE: SEE SHEET 19 FOR PLANTING NOTES AND CHARTS.

NOTE:
 A SURETY FOR ON-SITE RETENTION @ \$0.20/sf. FOR 95,832 sf. = \$19,167.00 AND ON-SITE REFORESTATION @ \$0.50/sf. FOR 47,916 sf. = \$23,958.00 IS REQUIRED. TOTAL SURETY AMOUNT FOR THE SUBDIVISION = \$43,125.00.

MD DNR Qualified Professional
 USACE Wetland Delineator
 Certification # WDCP93MD061004482
John P. Gangles 3/22/11

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 10273 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2095

Eco-Science Professionals, Inc.
 Consulting Ecologist
 P.O. Box 3006 Oak Ann, Maryland 21087 Telephone (410) 582-8732 Fax (410) 832-2408

"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2012."

Charles J. Grovo, Sr., P.E.
 CHARLES J. GROVO, SR., P.E. 3/11/11 DATE

OWNERS
 PARCEL 570
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELLICOTT CITY, MARYLAND 21075
 (410) 796-2490

DEVELOPER
 PARCEL 272
 MICHAEL L. & MARY T. PFAU
 3675 PARK AVENUE SUITE 301
 ELLICOTT CITY, MARYLAND 21043-4511
 (410) 480-0023

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 CHARLES J. GROVO, SR., P.E.

REVISED FINAL ROAD CONSTRUCTION PLAN
 SOILS MAP AND
 FOREST CONSERVATION PLAN
GABRIEL'S COURTYARD
 LOTS 1-30, 42 THRU 44 (PER F-11-051),
 OPEN SPACE LOTS 40 AND 41

2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
 ZONED: R-5C
 TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40' DATE: MARCH 17, 2011
 SHEET 17 OF 24

AS BUILT 11/14/13

AG - BUILT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Karl S. Dool
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 4-18-11

John P. Canoles
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4/15/11

DATE	REVISIONS
12/20/10	RAISED PROPOSED ROAD; REVISED LOT LINES;
	CHANGED SUBDIVISION AND ROAD NAMES.
01/31/11	REVISED GRADING
04/12/11	REVISED STORM DRAINS AND TITLE BLOCK



FCP LEGEND

SYMBOL	DESCRIPTION
---250---	EXISTING CONTOUR 2' INTERVAL
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---250---	PROPOSED CONTOUR 2' INTERVAL
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---	PROPOSED REFORESTATION AREA
FC	PROPOSED FCE
---	RECREATIONAL OPEN SPACE
L.O.D.	LIMIT OF DISTURBANCE
TP	TREE PROTECTION
---	ONE INCH CALIPER TREE

FOREST CONSERVATION WORKSHEET
Version 1.0

NET TRACT AREA	Acres
A. Total tract area	10.6
B. Area within 100 Year Floodplain	0
C. Area to remain in agricultural production	0
D. Net Tract Area	10.6
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)	
ARA MDR IDA HDR MPD CIA	X
E. Afforestation Threshold (percentage)	15% 1.6
F. Conservation Threshold (percentage)	20% 2.1
EXISTING FOREST COVER:	
G. Existing forest cover (excluding floodplain)	7.0
H. Area of forest above afforestation threshold	5.4
I. Area of forest above conservation threshold	4.9
BREAK-EVEN POINT:	
J. Forest retention above threshold with no mitigation	1.0
K. Clearing permitted without mitigation	3.9
PROPOSED FOREST CLEARING	
L. Total area of forest to be Cleared or Retained Outside FCE	4.8
M. Total area of forest to be Retained in FCE	2.2
PLANTING REQUIREMENTS	
N. Reforestation for clearing above Conservation Threshold	1.2
P. Reforestation for clearing below Conservation Threshold	0
Q. Credit for retention above conservation threshold	0.1
R. Total reforestation required	1.1
S. Total afforestation required	0
T. Total reforestation and afforestation required	1.1

SOILS LEGEND

SOIL	CLASS
BeC2	Beltville silt loam, 5 to 10 percent slopes, moderately eroded
Ge	Gravel pits and quarries
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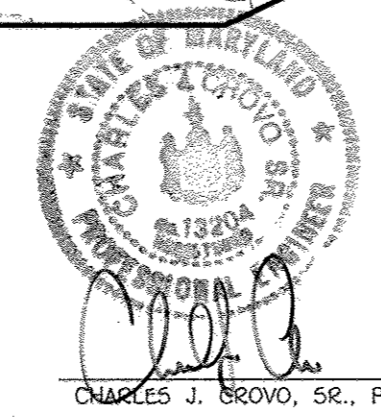
MD DNR Qualified Professional
 USACE Wetland Delineator
 Certification # MDCEP3M0081004482
John P. Canoles 3/22/11

FISHER, COLLINS & CARTER, INC.
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 12075 BALTIMORE NATIONAL PLACE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895

Eco-Science Professionals, Inc.
 Consulting Ecologist
 P.O. Box 8008 Owens Mills, Maryland 21097 Telephone (410) 581-8752 Fax (410) 582-2488
 (410) 461-2895

"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2012."

Charles J. Brovo, Sr., P.E. 3/18/11 DATE

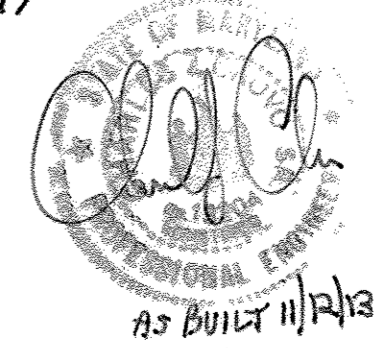


SEE SHEET 9 FOR SEQUENCE OF CONSTRUCTION FOR PROVIDING FOREST PROTECTION MEASURES AND ADEQUATE SEDIMENT CONTROL MEASURES TO PREVENT OFF-SITE DAMAGE

OWNERS
 PARCEL 570
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELK RIDGE, MARYLAND 21075
 (410) 796-2480

PARCEL 272
 MICHAEL L. & MARY T. PFANU
 3675 PARK AVENUE SUITE 301
 ELICOTT CITY, MARYLAND 21043-4511
 (410) 480-0023

DEVELOPER
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELK RIDGE, MARYLAND 21075
 (410) 796-2480



REVISED FINAL ROAD CONSTRUCTION PLAN
SOILS MAP AND FOREST CONSERVATION PLAN
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 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40' DATE: MARCH 17, 2011
 SHEET 18 OF 24 F 09-047

AS-BUILT

REFORESTATION PLAN

The reforestation area will be placed into a Forest Conservation Easement.

A. Planting Plan and Methods

Plant species selection was based on our knowledge regarding plant communities in Maryland's Piedmont Plateau and information provided in the soil survey on typical vegetation for the soil type on the planting site.

Reforestation will be accomplished through a mixed planting of whips and branched transplants. Container grown stock is recommended but bareroot stock may be used to help control afforestation costs.

Prior to planting the proposed Forest Conservation Easements all multiflora rose in the planting area shall be removed. Removal of the rose may be performed with mowing and herbicide treatments.

B. Planting and Soil Specifications

Plant material will be installed in accordance with the Planting Detail and Planting Specifications shown on the Forest Conservation Plan.

Amendments to existing soil will be in accordance with the Planting Specifications shown on the Forest Conservation Plan. Soil disturbance will be limited to individual planting locations.

C. Maintenance of Plantings

1. Watering - All plant material shall be watered twice a month during the 1st growing season, more or less frequently depending on weather conditions.

2. Removal of invasive exotics and noxious weeds. Old field successional species will be retained.

3. Identification of serious plant pests and diseases, treatment with appropriate agent.

4. Pruning of dead branches.

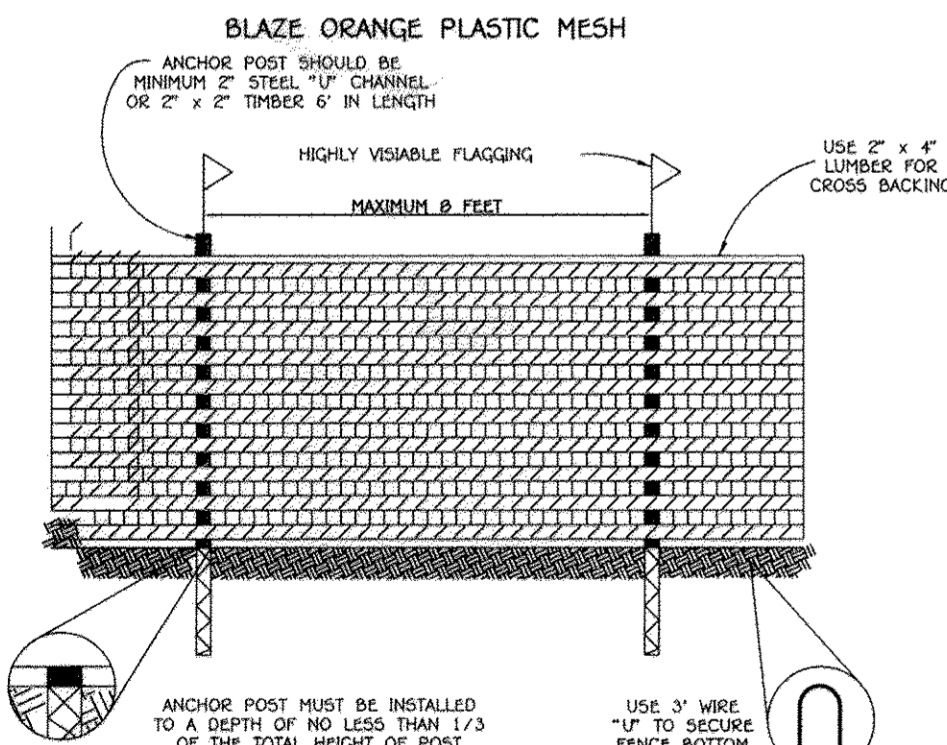
5. After 12 and 24 months, replacement of plants, if required, in accordance with the Guarantee Requirement shown on the FCP.

D. Guarantee Requirements

A 90 percent survival rate of the reforestation plantings will be required after one growing season. All plant material below the 90 percent survival threshold will be replaced at the beginning of the second growing season.

E. Security for Reforestation

Section 16-1209 of the Howard County Forest Conservation Act requires that a developer shall post a security (bond, letter of credit, etc.) with the County to insure that all work is done in accordance with the FCP.



- NOTES: 1. FOREST PROTECTION DEVICE ONLY. 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS. 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.

TREE PROTECTION DETAIL

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS. 10072 BALDORNE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21142

CONSTRUCTION PERIOD PROTECTION PROGRAM

A. Forest Protection Techniques

1. Soil Protection Area (Critical Root Zone)

The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of its roots may be found.

2. Fencing and Signage

Existing forest limits occurring within 25 feet of the limits of disturbance shall be protected using temporary protective fencing.

B. Pre-Construction Meeting

Upon staking of limits of disturbance, a pre-construction meeting will be held between the developer, contractor and appropriate County inspector.

C. Storage Facilities/Equipment Cleaning

All equipment storage, parking, sanitary facilities, material stockpiling, etc. associated with construction of the project will be restricted to those areas outside of the proposed Forest Conservation Easement.

D. Sequence of Construction

The following timetable represents the proposed timetable for development. The items outlined in the Forest Conservation Plan will be enacted within two (2) years of subdivision approval.

- 1. Install all signage and sediment control devices. 2. Hold pre-construction meeting between developer, contractor and County inspector. 3. Begin multiflora rose removal.

E. Construction Monitoring

Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan.

F. Post-Construction Meeting

Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will notify the County that construction has been completed and arrange for a post-construction meeting to review the project site.

POST-CONSTRUCTION MANAGEMENT PLAN

Howard County requires a two year post-construction management plan to be prepared as part of the forest conservation plan. The plan goes into effect upon acceptance of the construction certification of completion by the County.

The following items will be incorporated into the plan:

A. Fencing and Signage

Permanent signage indicating the limits of the retention/reforestation area shall be maintained.

B. General Site Inspections/Maintenance of Plantings

Site inspections will be performed a minimum of three times during the growing season. The purpose of the inspections will be to assess the health of the plantings.

In addition, maintenance of the afforestation plantings will involve the following steps:

- 1. Watering - All plant material shall be watered twice a month during the 1st growing season, more or less frequently depending on weather conditions. 2. Removal of invasive exotics and noxious weeds.

C. Education

The developer will provide appropriate materials to property owners informing them of the location and purpose of the afforestation area.

D. Final Inspection

At the end of the two year post-construction management period, Eco-Science Professionals, or another qualified professional, will submit to the administrator of the Howard County Forest Conservation Program certification that all retention/afforestation requirements have been met.

Planting/Soil Specifications

- 1. Installation of bareroot/plug plant stock shall take place between March 15 - April 20; b&b/container stock March 15 - May 30 or September 15 - November 15. 2. Disturbed areas shall be seeded and stabilized as per general construction plan for project.

Sequence of Construction

- 1. Sediment control shall be installed in accordance with general construction plan for site. 2. Plantings shall be installed as per Plant Schedule and the Planting/Soil Specifications for the project.

Maintenance of Plantings

- 1. Maintenance of plantings shall last for a period of (3) years. 2. Plantings must receive 2 gallons of water, either through precipitation or watering, weekly during the 1st growing season.

Guarantee Requirements

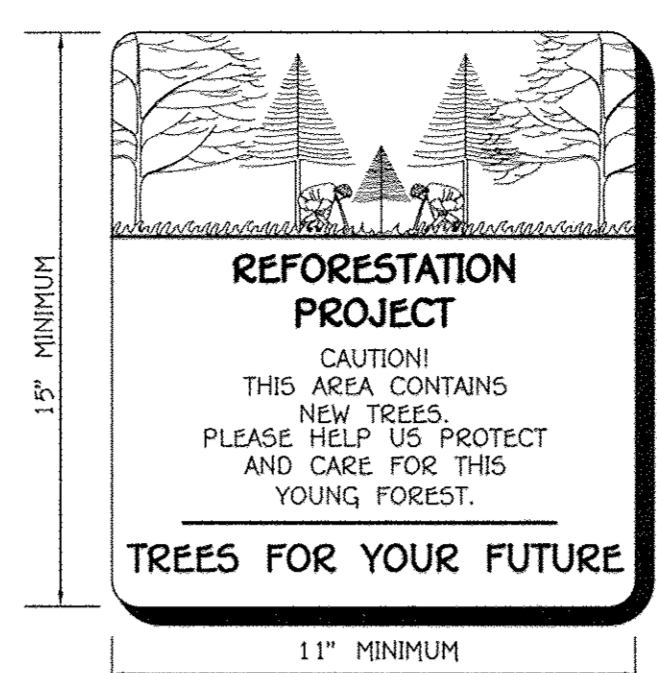
- 1. A 75 percent survival rate of forestation plantings will be required at the end of two growing seasons. All plant material below the 75 percent threshold will be replaced at the beginning of the next growing season.

Education of New Occupants

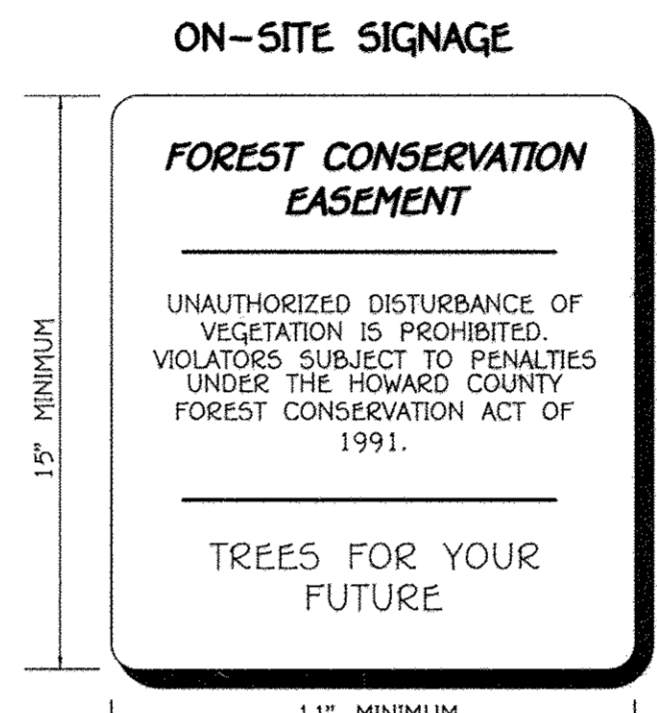
- 1. The developer shall provide educational information to all property owners within the new development/home about the proper use of forest conservation areas.

Final Inspection and Release of Obligations

- 1. At the end of the post-construction management and protection period the developer shall submit a certification to the County that all forest conservation areas have remained intact or have been restored to appropriate condition.



15" MINIMUM (height) 11" MINIMUM (width). DENOTES REFORESTATION PROJECT SIGN TO BE INSTALLED.



15" MINIMUM (height) 11" MINIMUM (width). DENOTES FOREST CONSERVATION EASEMENT SIGN TO BE INSTALLED.

PLANTING SCHEDULE

FCE#1 - Planting Area A - 0.9 acre. Planting units Required: 630. Planting units Provided: 630.

Table with columns: Qty, Species, Size, Spacing, Total FCA Units. Lists various tree species and their quantities.

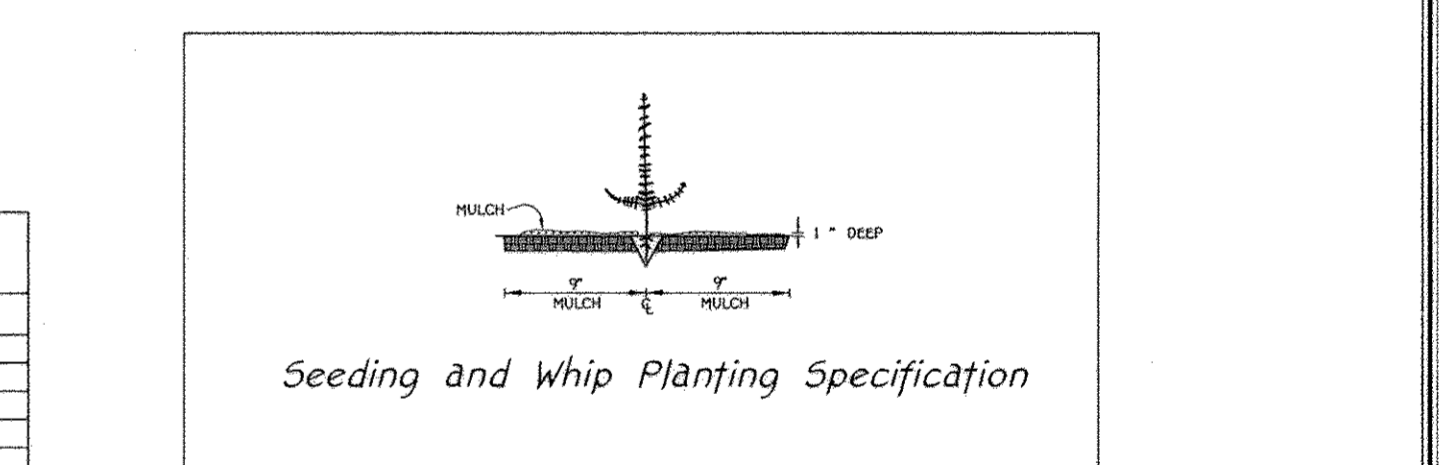
FCE#1 - Planting Area B - 0.2 acre. Planting units Required: 140. Planting units Provided: 140.

Table with columns: Qty, Species, Size, Spacing, Total FCA Units. Lists various tree species and their quantities.

Planting Notes: Planting density based spacing requirements: 1" caliper trees @ 15' on center. Planting may be made in a curvilinear fashion along contour.

APPROVED: DEPARTMENT OF PLANNING AND ZONING. Signatures and dates for Chief, Division of Land Development and Chief, Development Engineering Division.

Undisturbed Soil, Disturbed Soil, Planting on Slope. Diagrams showing container grown and B & B planting techniques with labels for soil, mulch, and root ball.



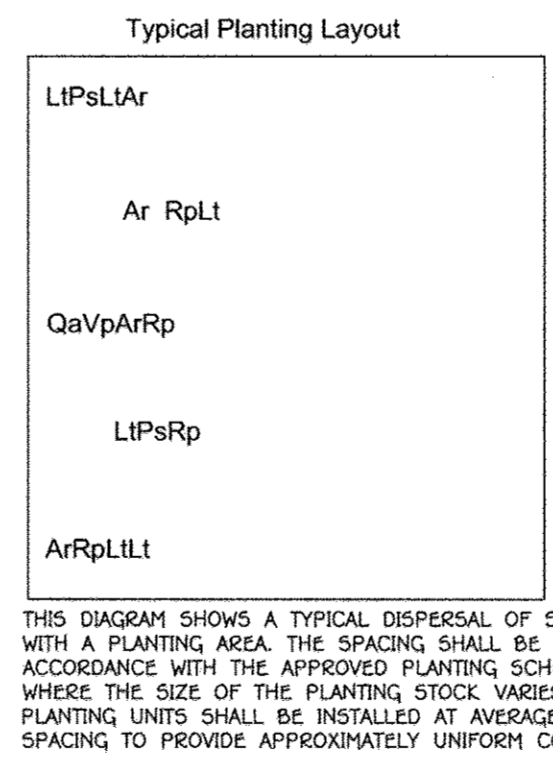
FCE NOTES: 1. Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County.

Forest Stand Data table with columns: Key, Community Type, Acreage, Dominant Vegetation, General Condition, Size Range Dominant Trees, Priority Acreage.

FSD NOTES:

- 1. There are no rare, threatened or endangered species on site nor their habitats. 2. Surrounding land use is high density residential.

Table with columns: NO., REVISIONS, DATE. Shows revision history for the title block.



THIS DIAGRAM SHOWS A TYPICAL DISPERSAL OF SPECIES WITH A PLANTING AREA. THE SPACING SHALL BE IN ACCORDANCE WITH THE APPROVED PLANTING SCHEDULE.

Professional Engineer seal for Charles J. Grovo, Sr., P.E., dated 10/3/09.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

OWNERS

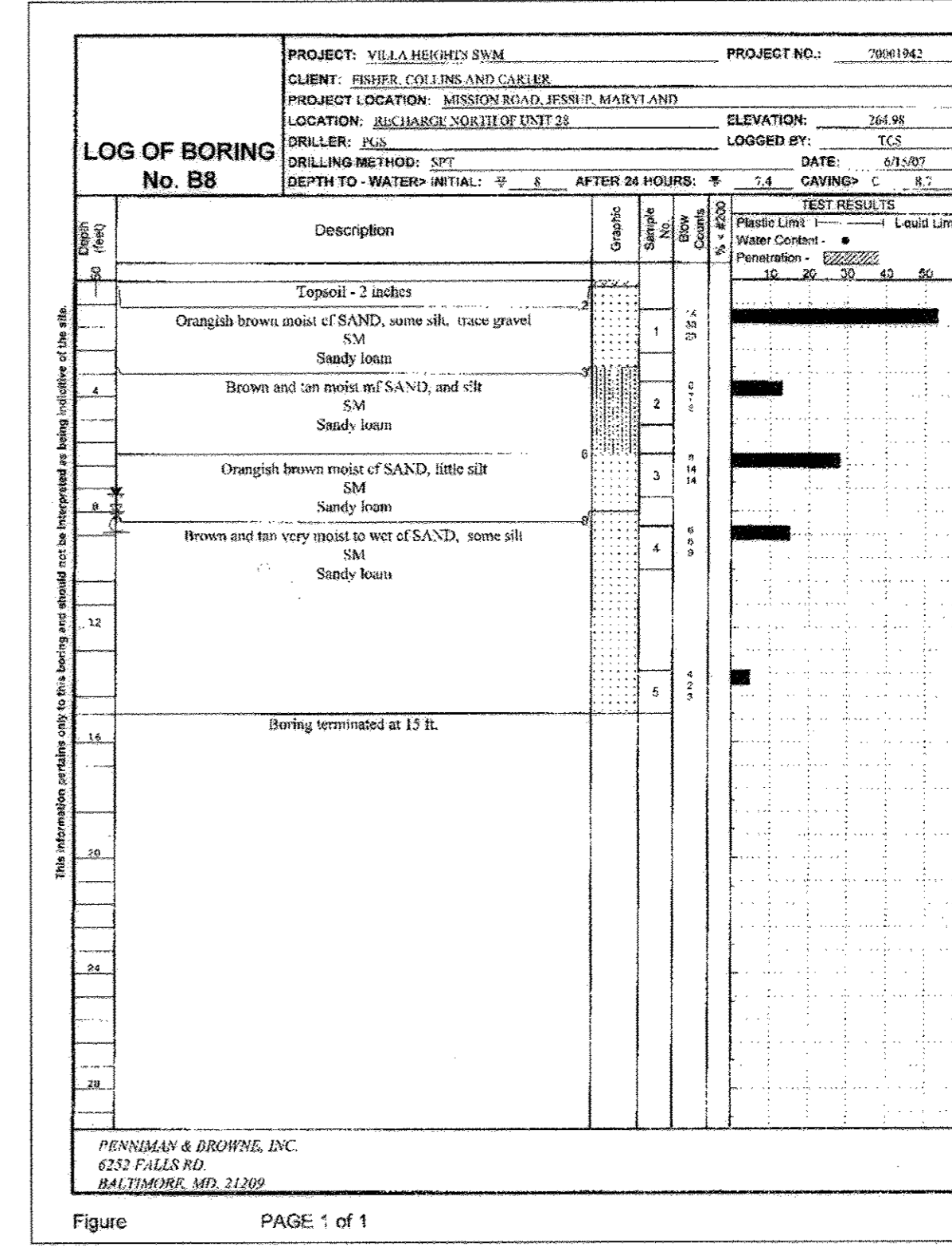
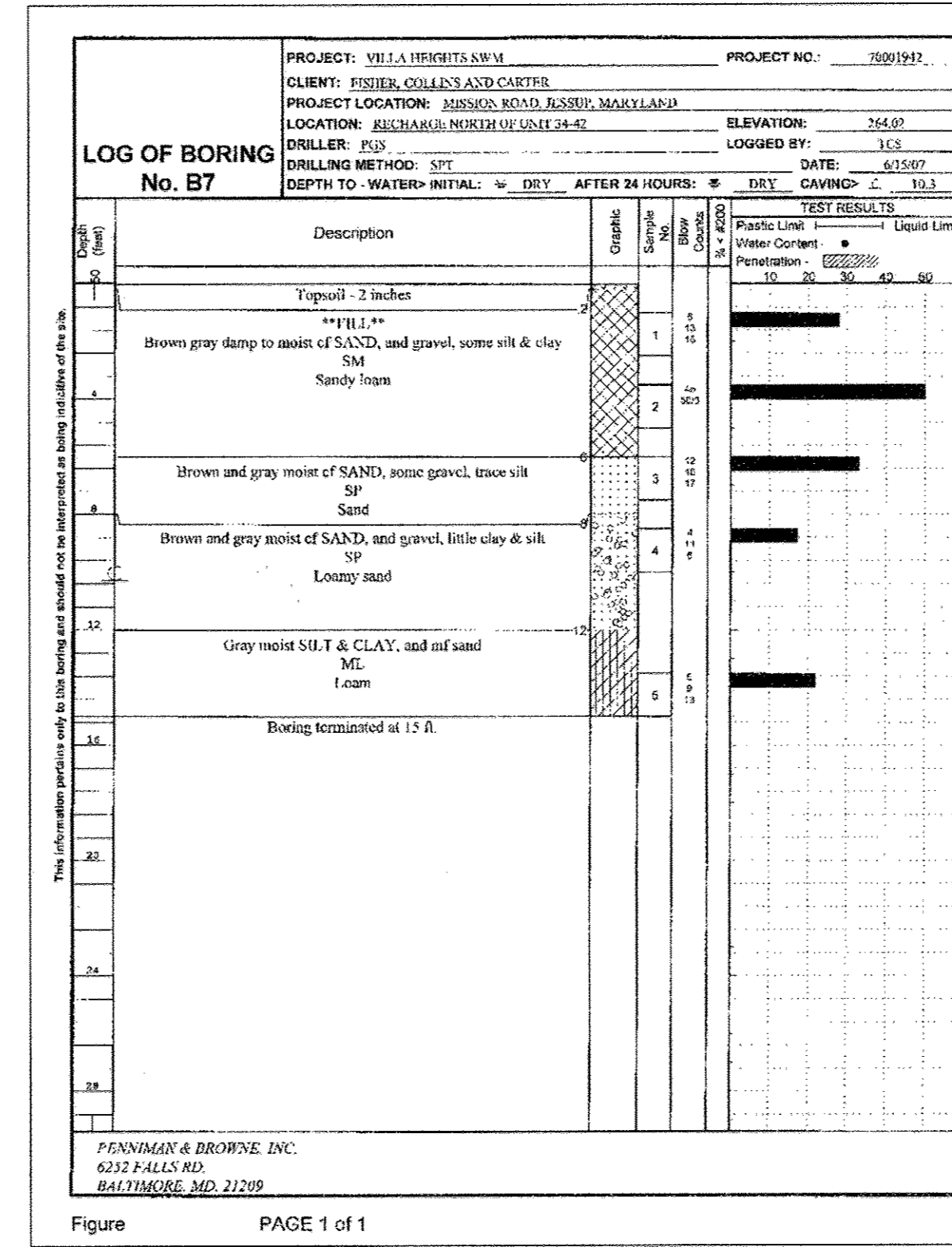
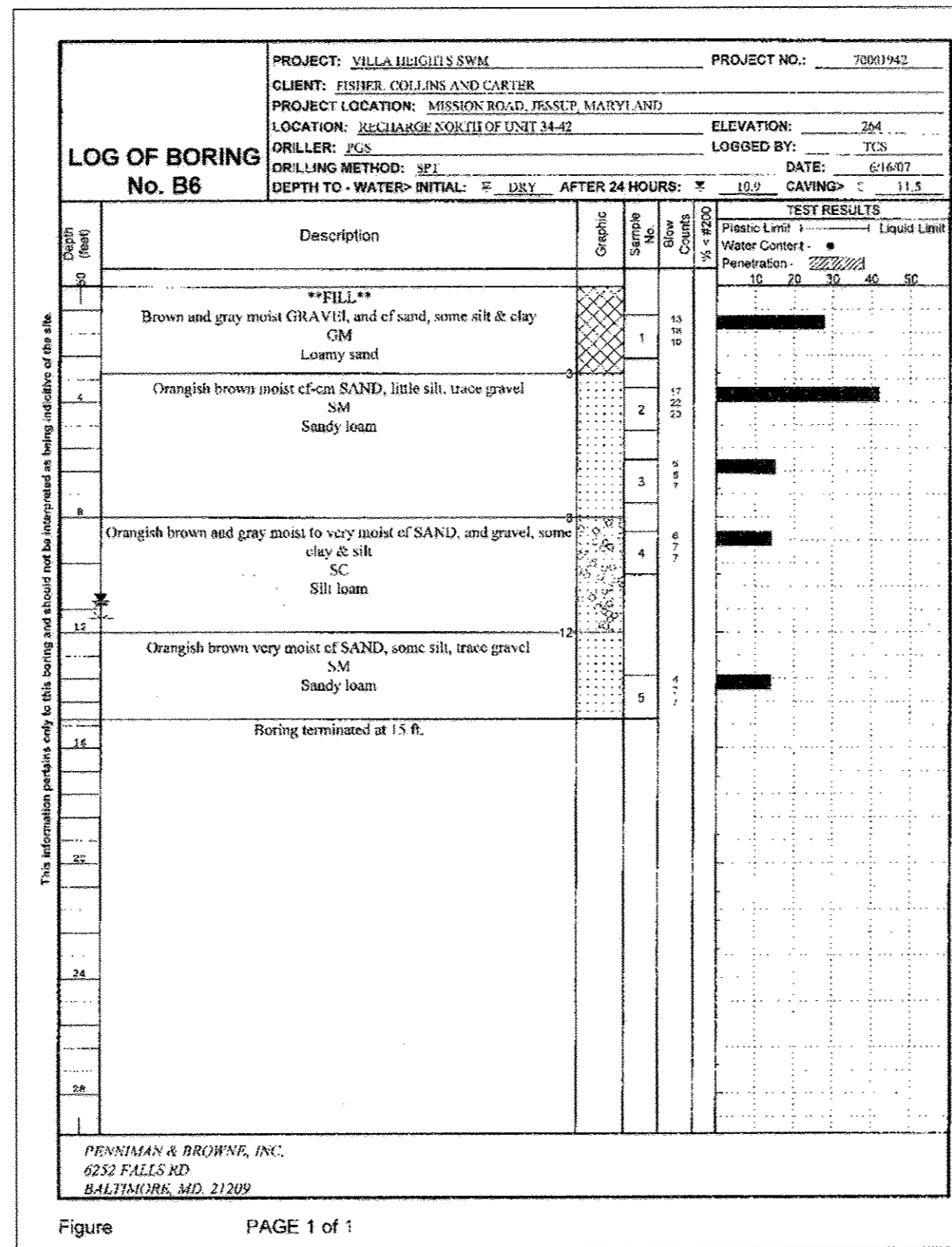
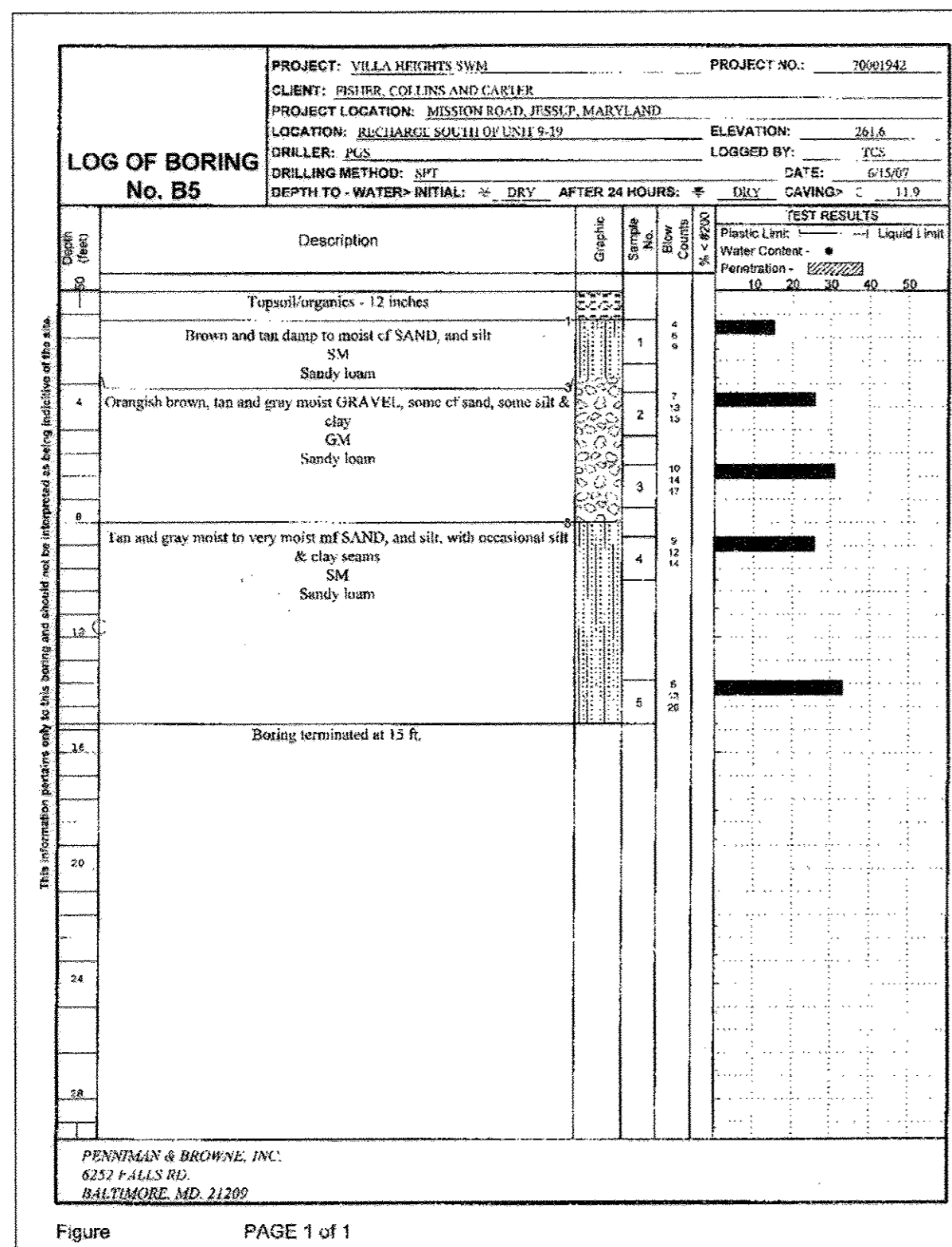
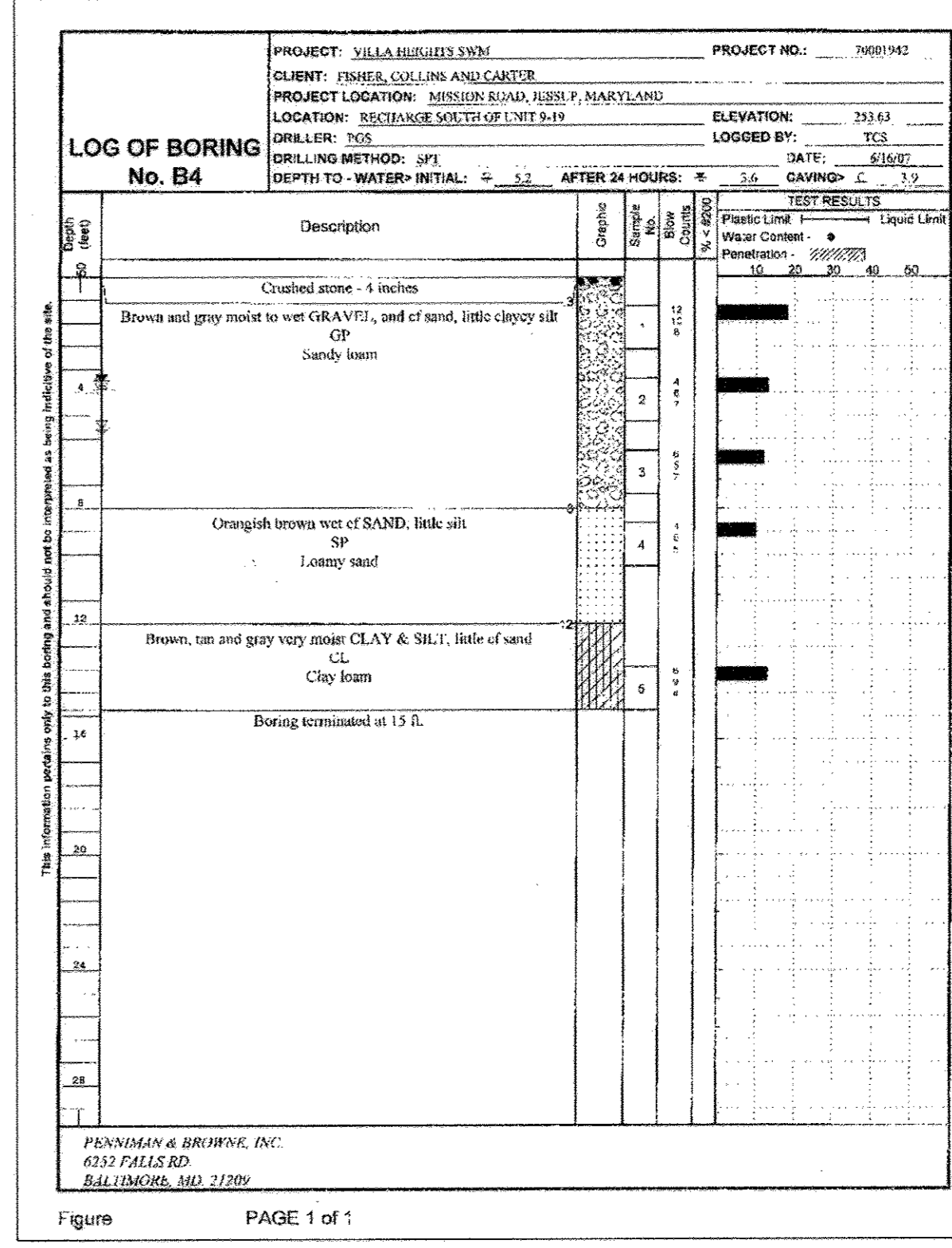
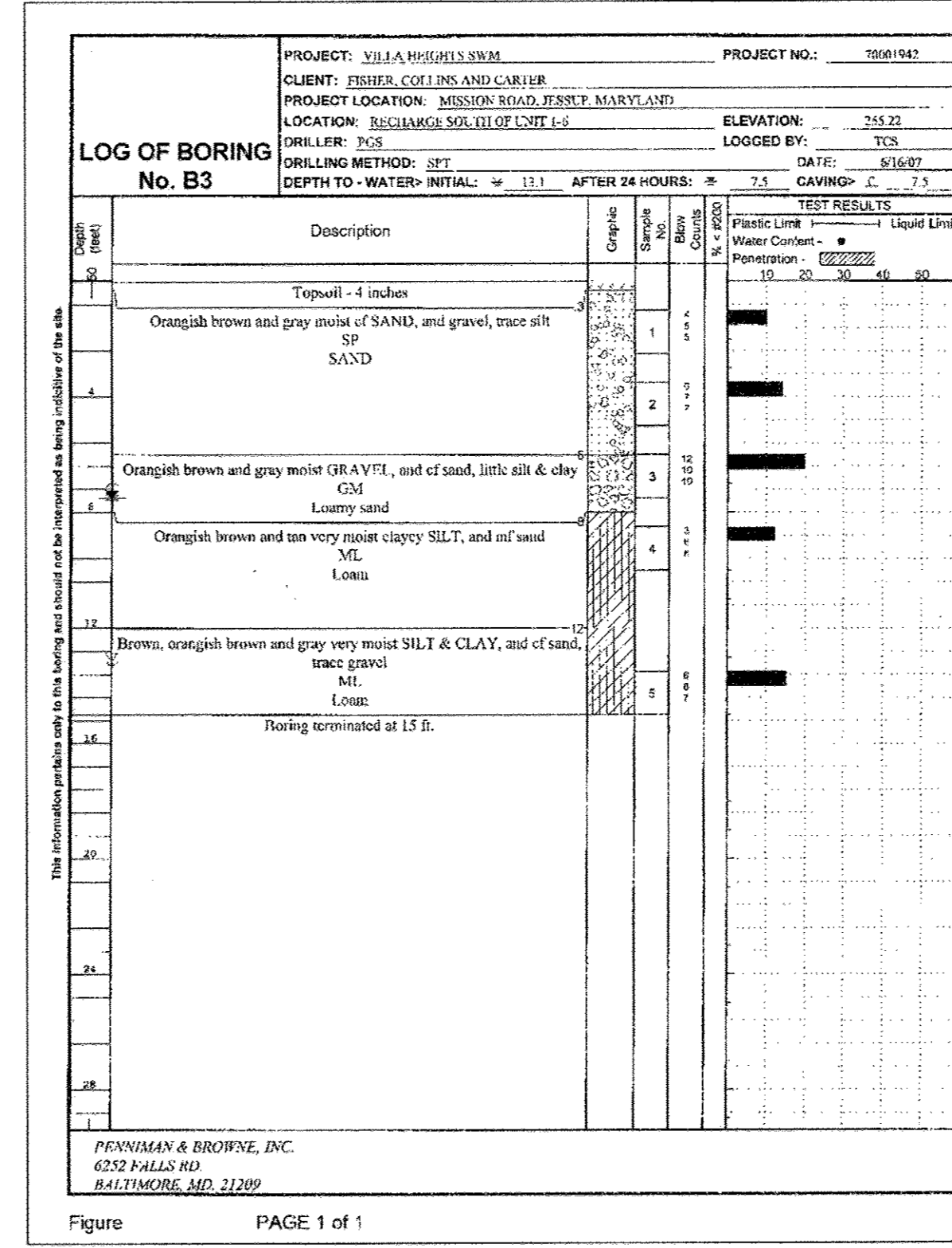
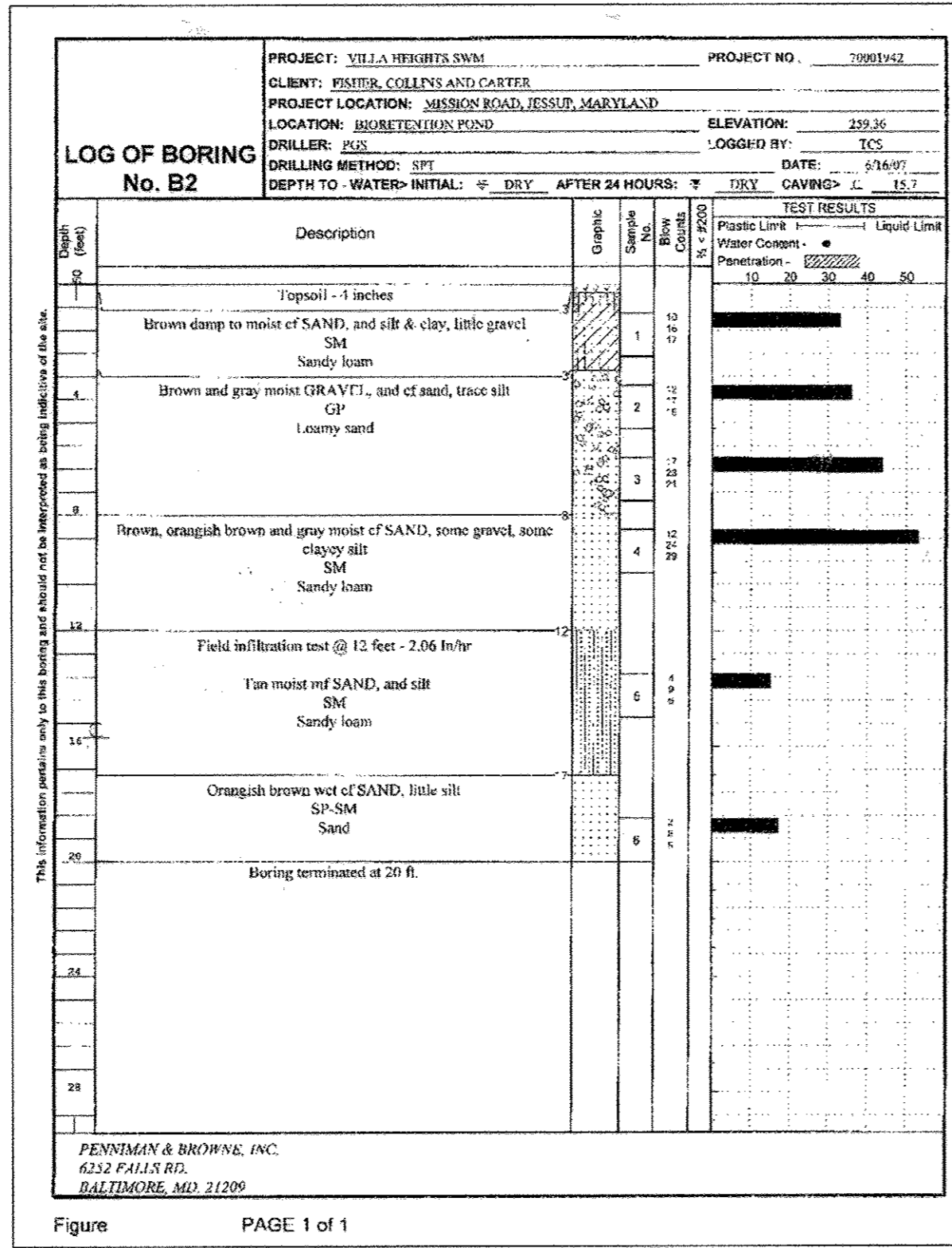
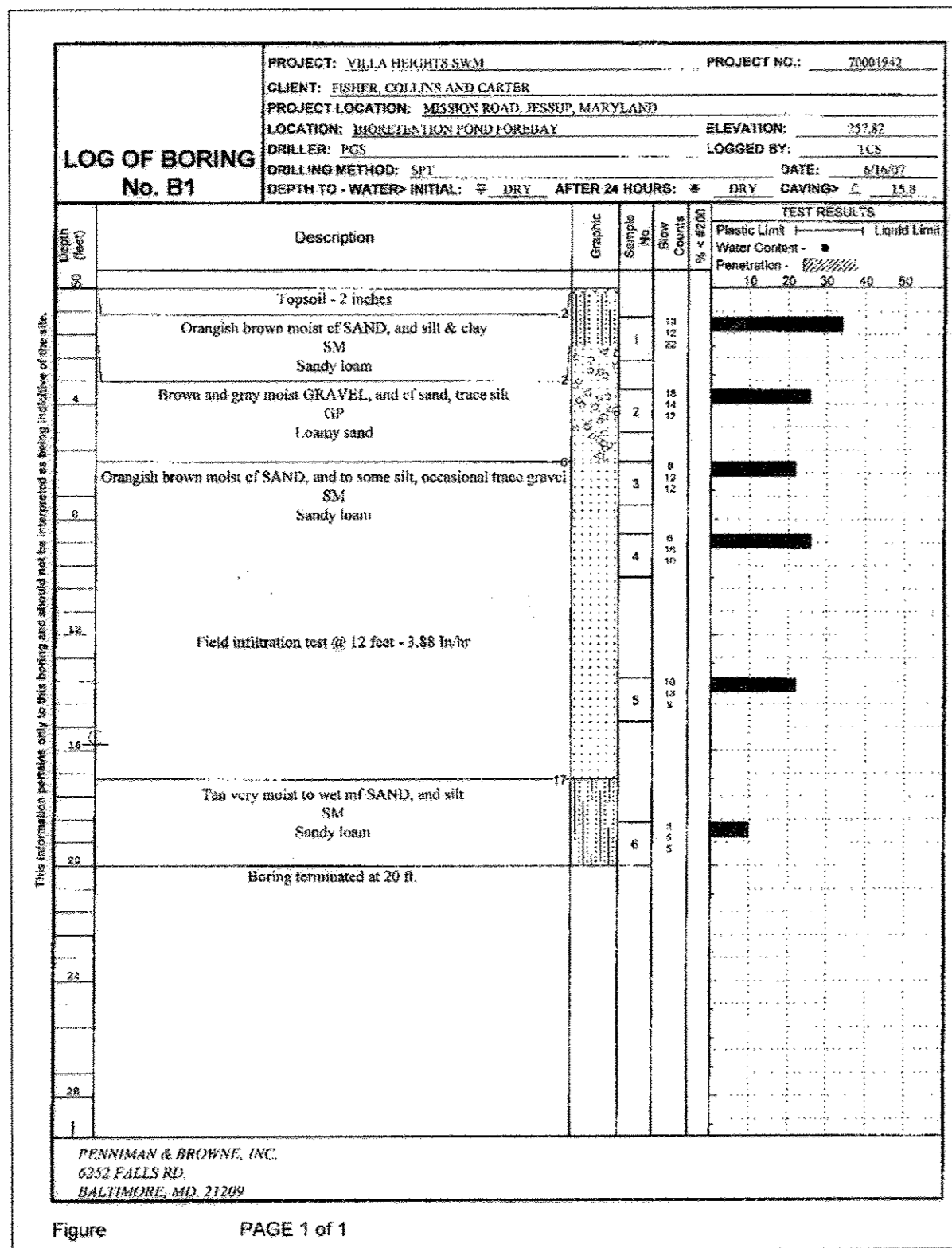
PARCEL 570 MR. GEORGE A. PARROTT 6421 LOUDON AVENUE ELKIDGE, MARYLAND 21075

DEVELOPER

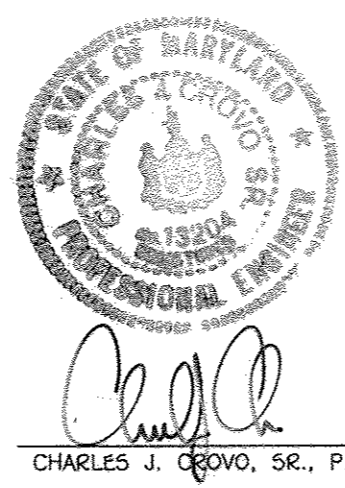
MR. GEORGE A. PARROTT 6421 LOUDON AVENUE ELKIDGE, MARYLAND 21075

FOREST CONSERVATION NOTES AND DETAILS. GABRIEL'S COURTYARD. LOTS 1-39, 42 THRU 44 (PER F-11-091), OPEN SPACE LOTS 40 AND 41.

APPROVED: DEPARTMENT OF PUBLIC WORKS
William J. Marshall 12-14-09
 CHIEF, BUREAU OF HIGHWAYS DATE
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
Kurt S. DeLoach 12/22/09
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
John J. ... 12/18/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



NO.	REVISIONS	DATE
2	REVISED TITLE BLOCK	9/2/11
1	CHANGED SUBDIVISION NAME AND ROAD NAME	9/2/10



"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 13204, Expiration Date: November 3, 2010."

CHARLES J. DEVO, SR., P.E. 12/3/09 DATE

OWNERS
 PARCEL 570: MR. GEORGE A. PARROTT, 6421 LOUDON AVENUE, ELKDRIDGE, MARYLAND 21075, (410) 796-2400
 PARCEL 272: MICHAEL L. & MARY T. PEAU, 3675 PARK AVENUE, SUITE 301, ELKDRIDGE CITY, MARYLAND 21043-4511, (410) 480-0023

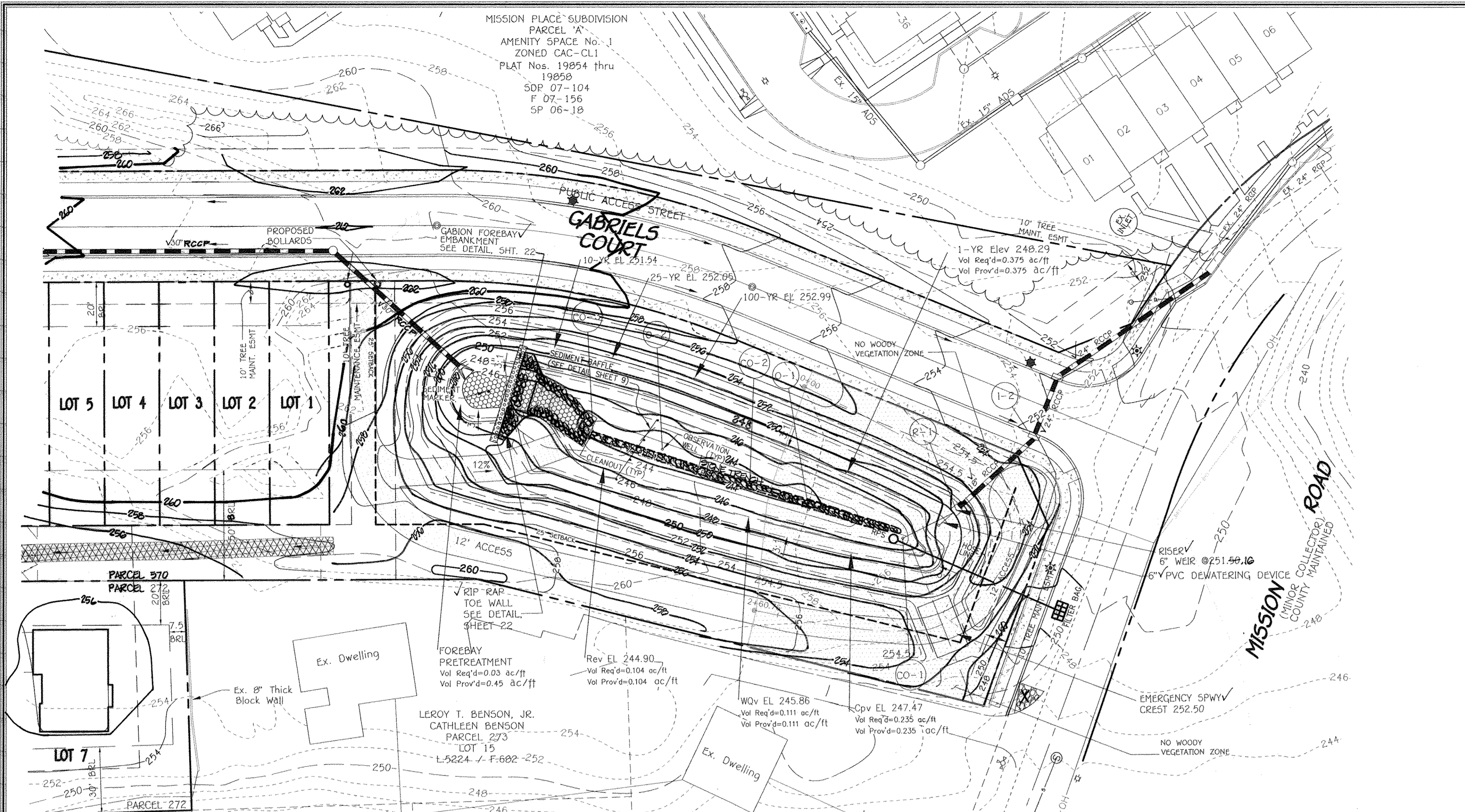
DEVELOPER
 MR. GEORGE A. PARROTT, 6421 LOUDON AVENUE, ELKDRIDGE, MARYLAND 21075, (410) 796-2400

SOIL BORINGS
GABRIEL'S COURTYARD
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 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: NO SCALE DATE: NOVEMBER 18, 2009
 SHEET 20 OF 24

AS-BUILT

I:\2009\06096\p\FINAL\06096-3001_SHEET 20 SOIL BORINGS.dwg, 11

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PARK
 ELKDRIDGE CITY, MARYLAND 21042
 (410) 461-2895



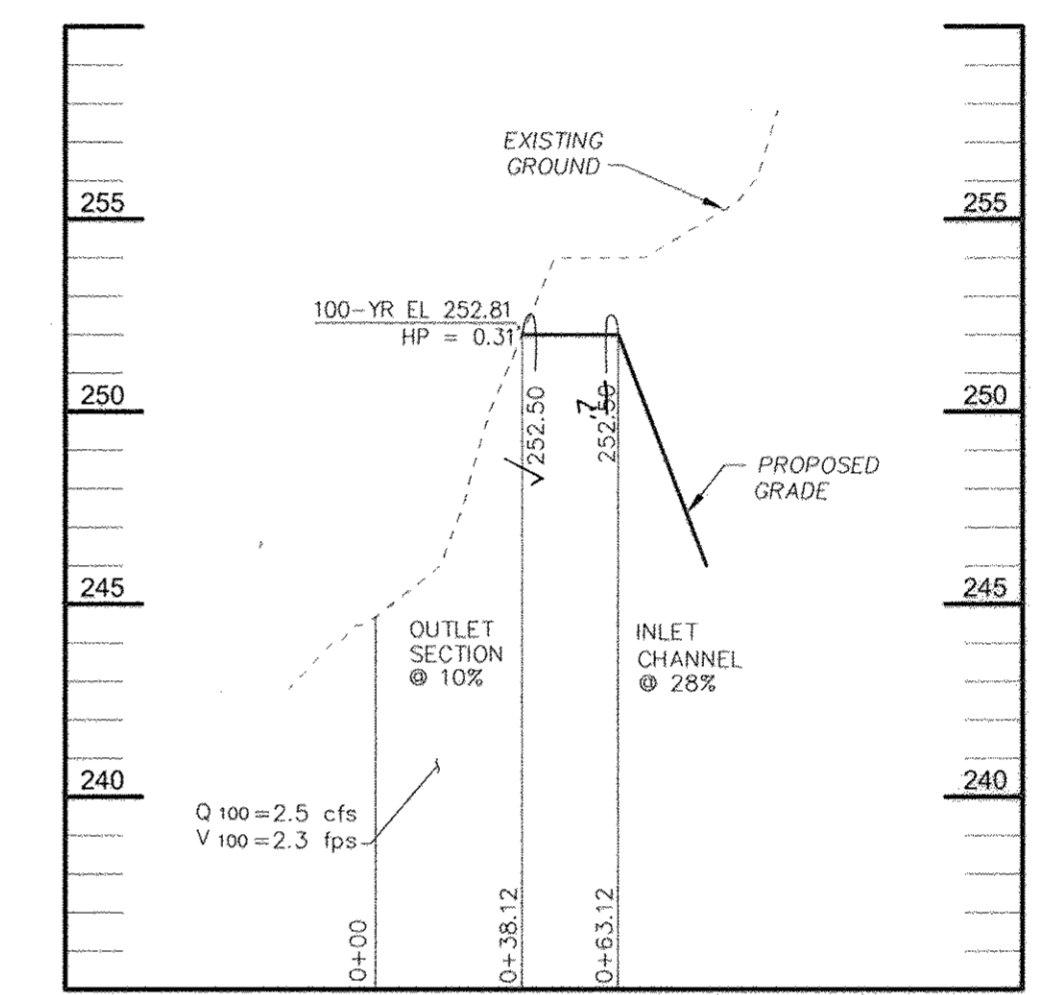
FACILITY SUMMARY DATA

DESIGN STORM 100 YEAR
 Watershed Little Patuxent
 Structure Type INFILTRATION BASIN (1-2)
 Structure Classification LOW HAZARD A - EXCAVATED
 Structure Location Urban
 Storage Height Product N/A
 Watershed Area to Facility 10.46 Ac.
 Minimum Top Width Provided 18.0 feet
 Maximum Height of Fill EXCAVATED
 Freeboard Required Above 100 Year 1.00 feet
 Freeboard Provided Above 100 Year 1.69 feet

	INFLOW (cfs)	OUTFLOW (cfs)	ELEVATION	VOLUME PROV'D (ac/ft)
Rev	0.0	0.0	244.90	0.104
WQv	0.0	0.0	245.06	0.111
Cpv	4.0	0.0	247.47	0.235
1-YEAR	4.4	0.0	248.29	0.375
10-YEAR	25.0	1.7	251.54	0.878*
25-YEAR	29.9	2.4	252.05	1.037*
100-YEAR	46.5	9.8	252.99	1.415*
100-YR SAFETY	46.5	40.7	253.33	0.707*

* EXCLUDES VOLUME BELOW ELEVATION 248.30

FACILITY WILL BE OWNED BY THE HOA AND JOINTLY MAINTAINED BY THE HOA AND HOWARD COUNTY.



PROFILE THROUGH EMERGENCY SPILLWAY
 1"=50' HORIZ.
 1"=5' VERT.

APPROVED: DEPARTMENT OF PUBLIC WORKS
William M. ... 4-13-2011
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Kurt ... 4-18-11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Michael P. ... 4/15/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

By The Developer:
 "I/We Certify That All Development And/Or Construction Will Be Done According To These Plans, And That Any Responsible Personnel Involved In The Construction Project Will Have A Certificate Of Attendance At A Department Of The Environment Approved Training Program For The Control Of Sediment And Erosion Before Beginning The Project. I Shall Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion. I Also Authorize Periodic On-Site Inspections By The Howard Soil Conservation District."

Michael P. ... 3/21/11
 Signature Of Developer Date

MICHAEL P. FAU
 Printed Name Of Developer

By The Engineer:
 "I Certify That This Plan For Pond Construction, Erosion And Sediment Control Represents A Practical And Workable Plan Based On My Personal Knowledge Of The Site Conditions. This Plan Was Prepared In Accordance With The Requirements Of The Howard Soil Conservation District. I Have Notified The Developer That He/She Must Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion."

Charles J. ... 3/13/11
 Signature Of Engineer Date

CHARLES J. ...
 Printed Name Of Engineer

These Plans For Small Pond Construction, Soil Erosion And Sediment Control Meet The Requirements Of The Howard Soil Conservation District.

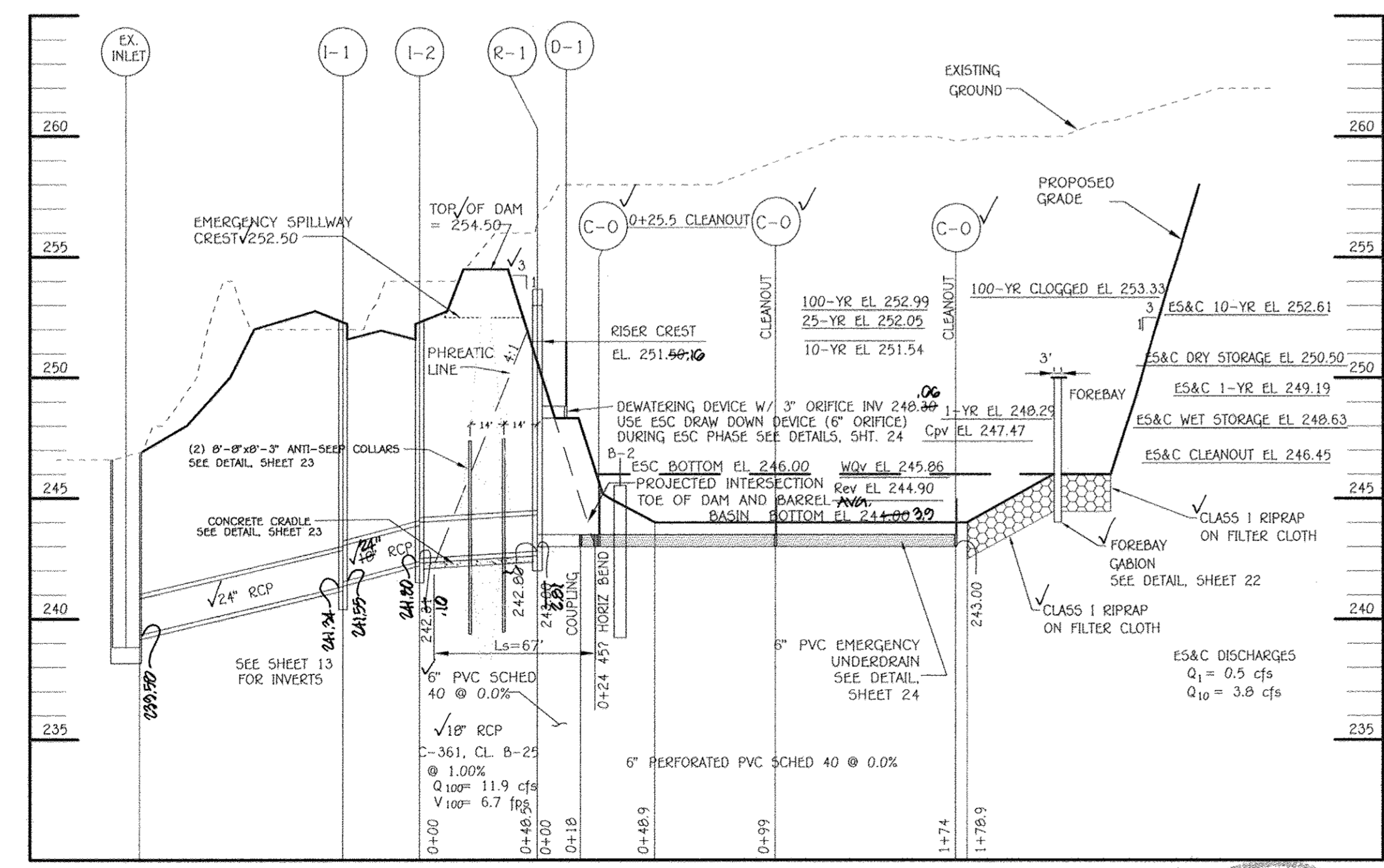
John C. ... 3/31/11
 Howard Soil Conservation District Date

AS-BUILT CERTIFICATION
 I Herby Certify That The Facility Shown On This Plan Was Constructed As Shown On The "As-Built" Plans And Meets The Approved Plans Specifications.

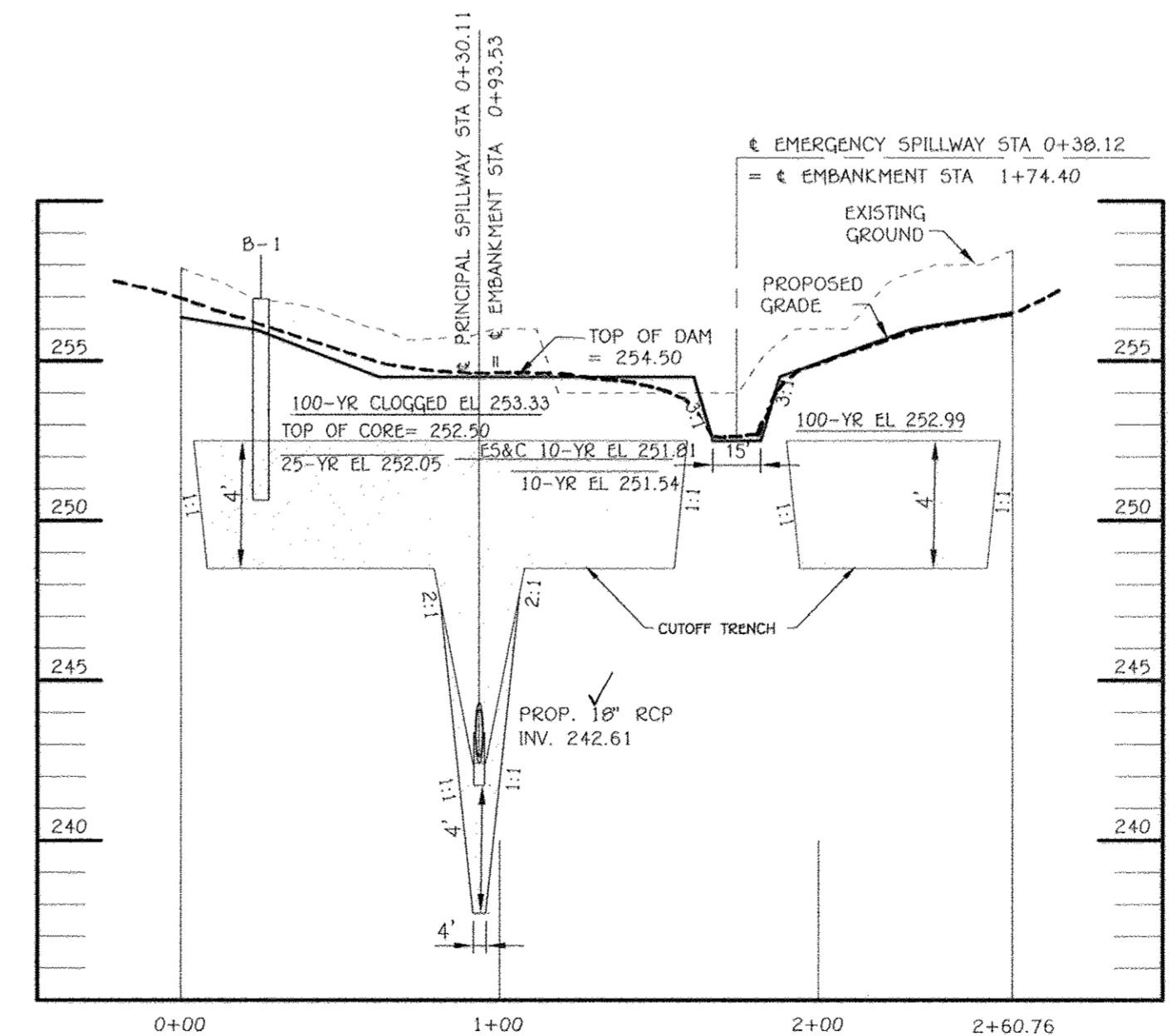
John C. ... 13204 P.E. No.
 11/12/13 Date

Certify Means To State Or Declare A Professional Opinion Based Upon Onsite Inspections And Material Tests Which Are Conducted During Construction. The Onsite Inspections And Material Tests Are Those Inspections And Tests Deemed Sufficient And Appropriate Commonly Accepted Engineering Standards. Certify Does Not Mean Or Imply A Guarantee By The Engineer Nor Does An Engineer's Certification Release Any Other Party From Meeting Requirements Imposed By Contract, Employment, Or Other Means, Including Meeting Commonly Accepted Industry Practices.

1-2 INFILTRATION BASIN (1-2)
 SCALE: 1" = 30'



PROFILE THROUGH PRINCIPAL SPILLWAY AND INFILTRATION BASIN
 1"=50' HORIZ.
 1"=5' VERT.



CROSS SECTION ALONG DAM
 1"=50' HORIZ.
 1"=5' VERT.

NOTE: THE PURPOSE OF THIS PLAN IS TO REVISE THE ROAD GRADE ALONG WITH GRADING AND STORM DRAIN PROFILES ASSOCIATED WITH THE REVISED ROAD GRADE.

NO.	DESCRIPTION	DATE
2	REVISED PROP. MAPS AND TITLE BLOCK	6/0/11
1	REVISED GRADING AND ACCESS ROAD TO SWM	01/31/11
1	BASED PROPOSED ROAD; REVISED LOT LINES; CHANGED SUBDIVISION AND ROAD NAMES.	09/02/10

REVISED FINAL ROAD CONSTRUCTION PLAN
 SWM INFILTRATION BASIN, PROFILES AND DETAILS
GABRIEL'S COURTYARD
 LOTS 1-39, 42 THRU 44 (PER F-11-091),
 OPEN SPACE LOTS 40 AND 41

2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
 ZONED: R-5C
 TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS NOTED DATE: MARCH 17, 2011
 SHEET 21 OF 24

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 129 Cockeysville Road phone: 410.458.2651
 Hunt Valley, MD 21030 fax: 443.269.0216
 tes@midswm.com www.midswm.com

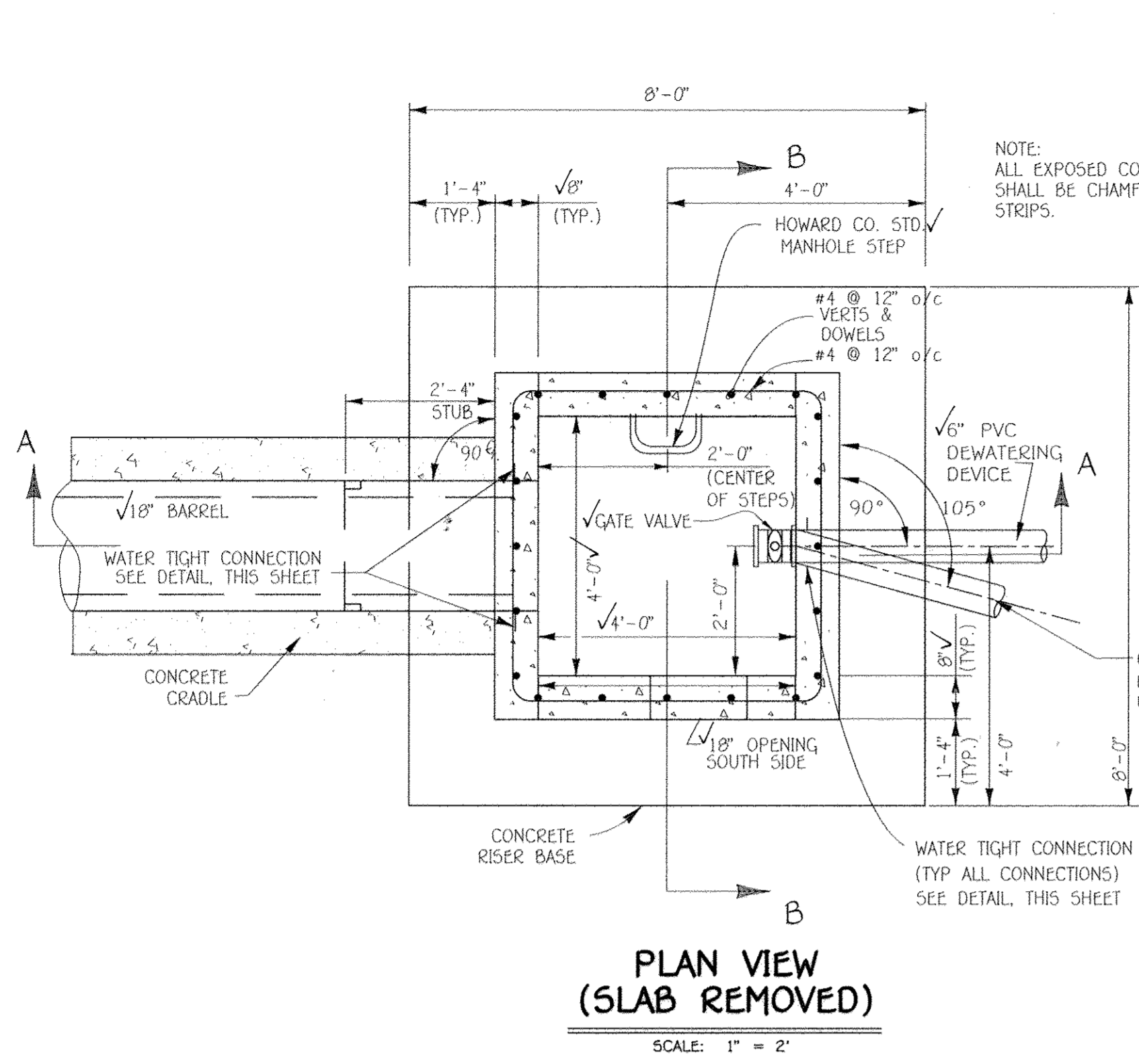
"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 13204, Expiration Date: November 3, 2012."

CHARLES J. ...
 P.E.
 3/18/11 DATE

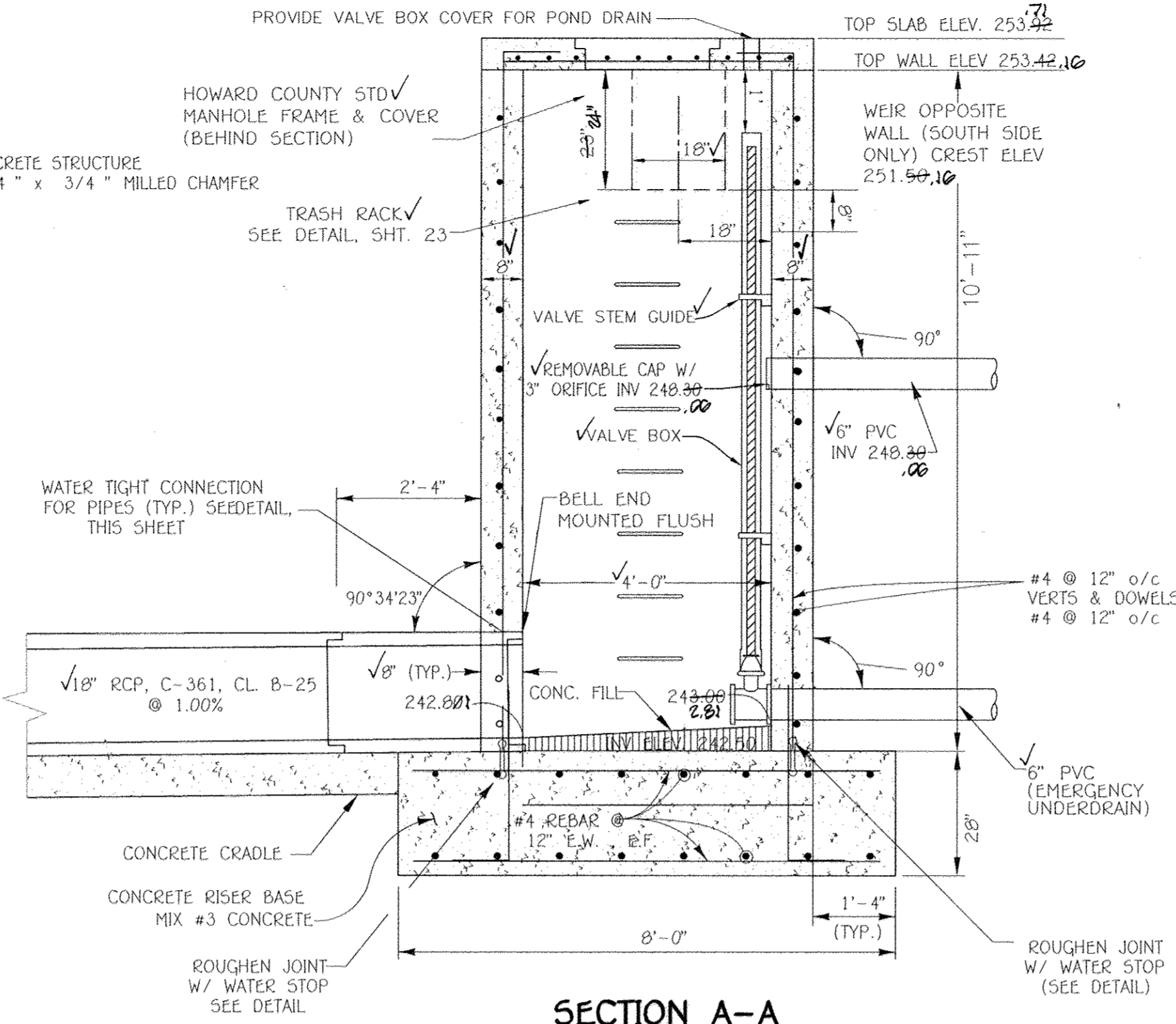
OWNERS
 PARCEL 570
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELKRDGE, MARYLAND 21075
 (410) 796-2480

DEVELOPER
 PARCEL 272
 MICHAEL L. & MARY T. PFAU
 3675 PARK AVENUE SUITE 301
 ELLICOTT CITY, MARYLAND 21043-4511
 (410) 480-0023

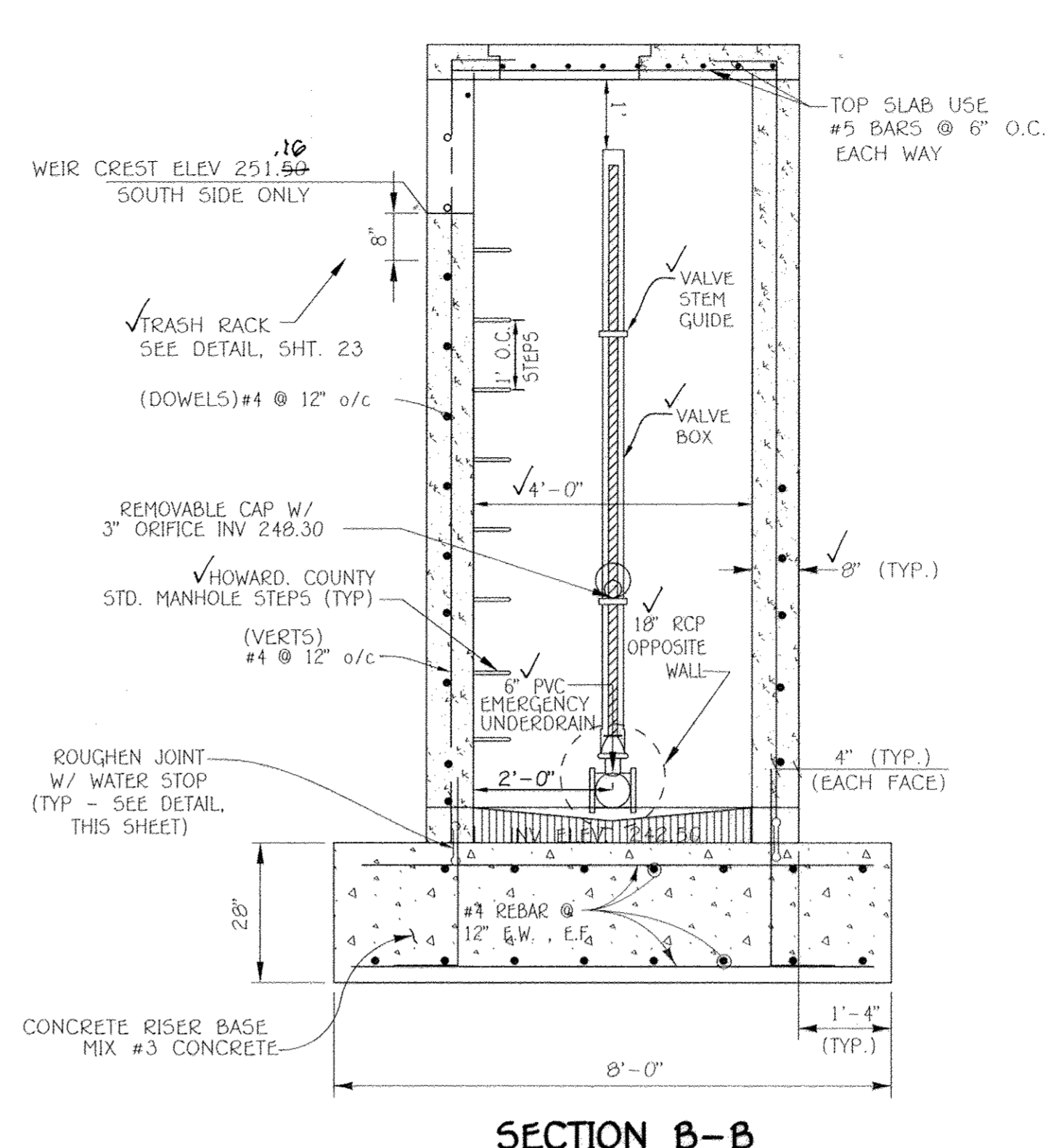
AS-BUILT



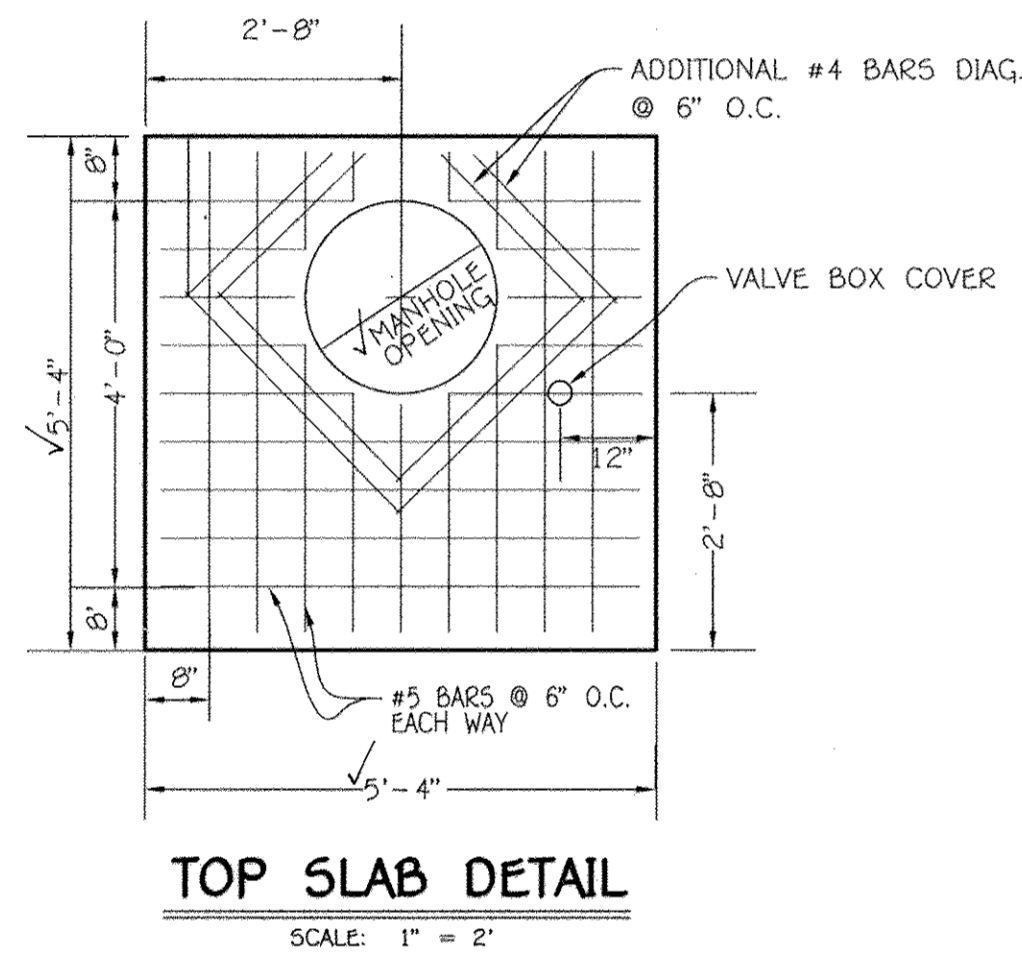
PLAN VIEW (SLAB REMOVED)
SCALE: 1" = 2"



SECTION A-A
SCALE: 1" = 2"



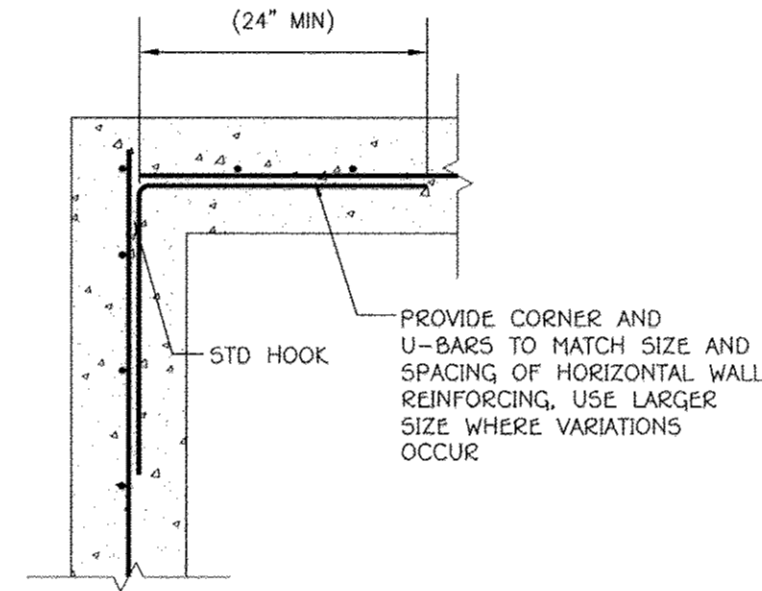
SECTION B-B
SCALE: 1" = 2"



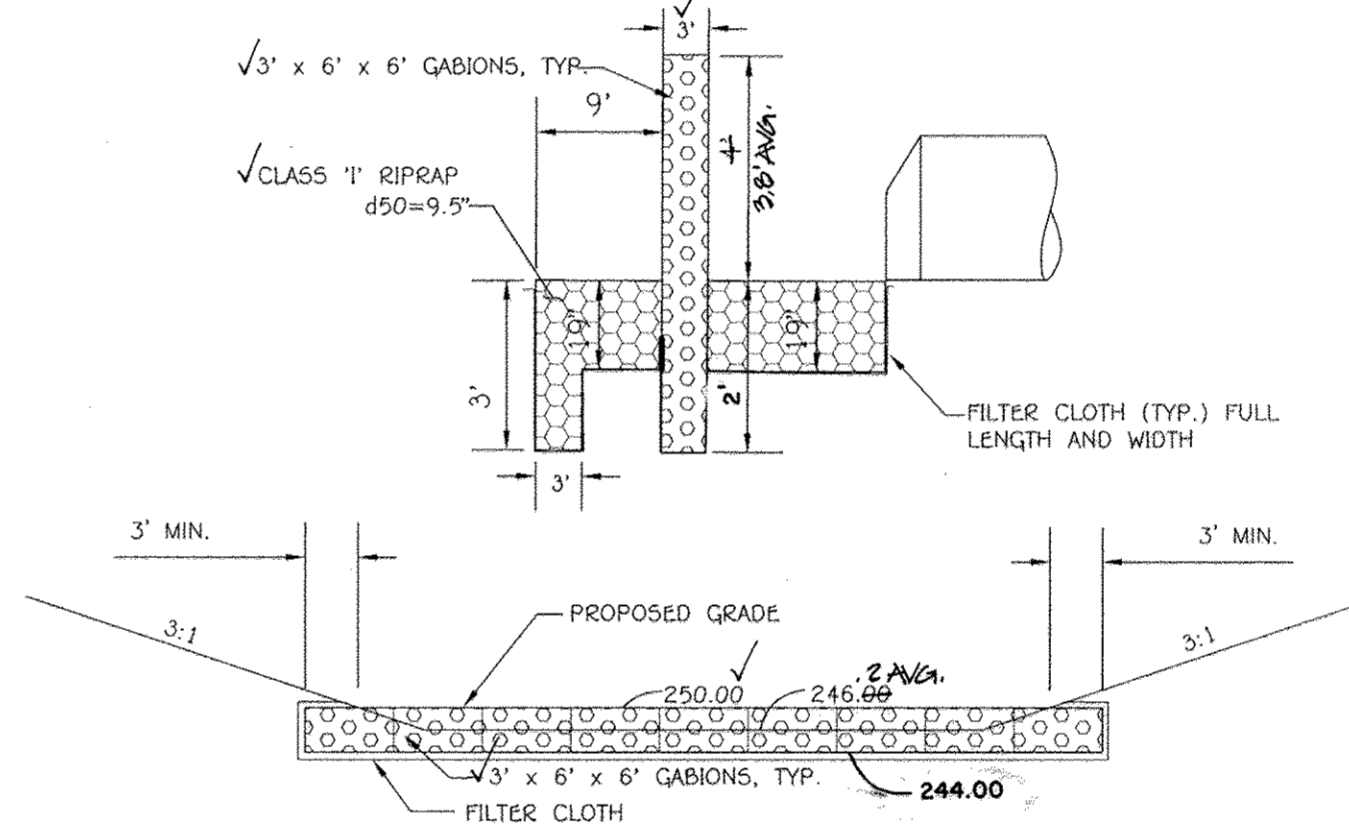
TOP SLAB DETAIL
SCALE: 1" = 2"

CAST-IN-PLACE CONCRETE SPECIFICATIONS

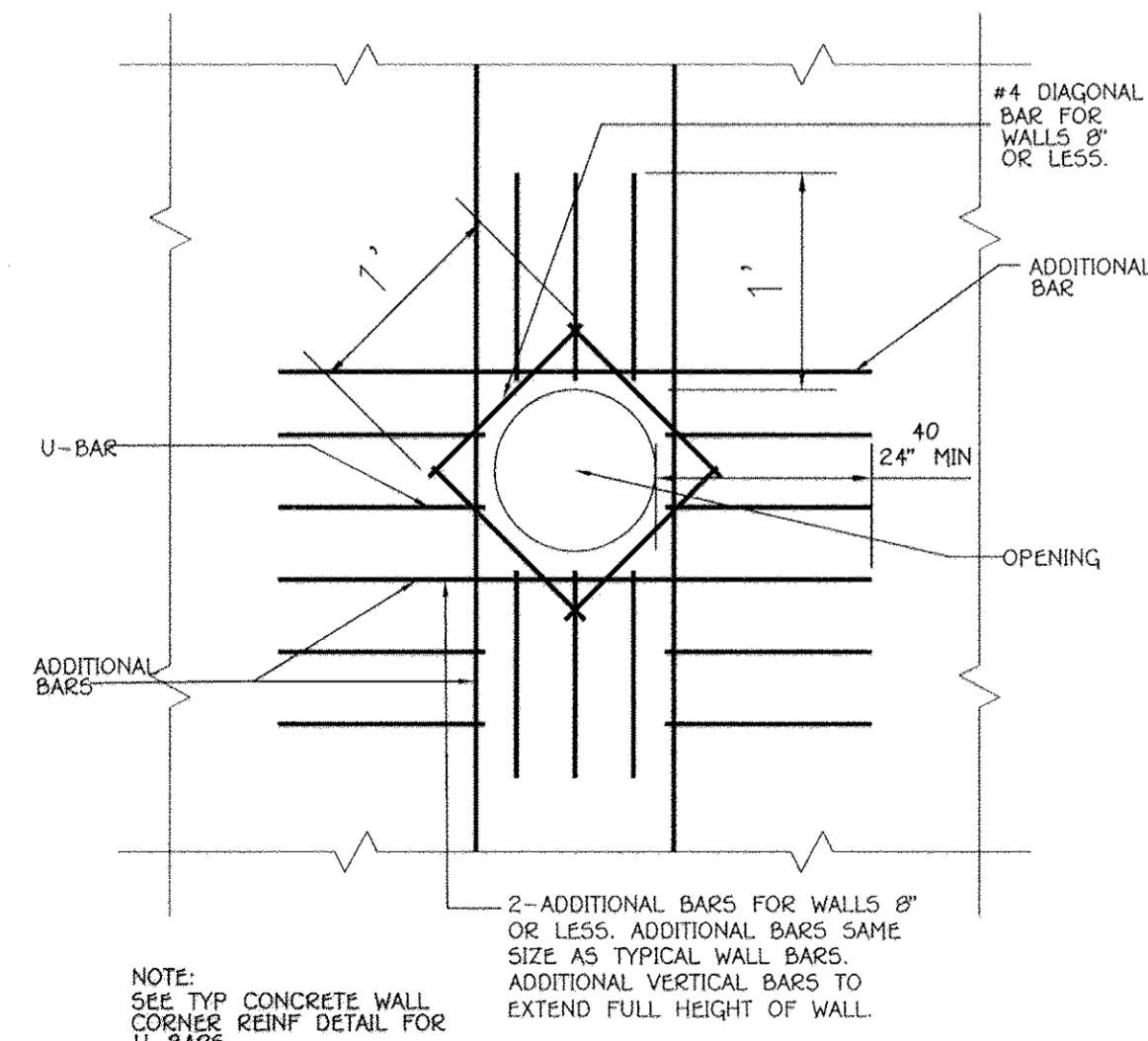
- Specifications: Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, latest edition.
- Concrete: shall meet the requirements of the Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 414 and 302, Mix No. 3.
- Contractor may add color mix at plant in accordance with manufacturer's recommendation "C-12 mesa beige" as manufactured by L. M. Scofield Company, (213) 723-5285.
- Contractor shall supply mix design for approval prior to application. Load and mix tickets shall be supplied for each truck delivery. No partial field mixes shall be allowed.
- All concrete shall attain a minimum compressive strength of 3,500 psi at 28 days. Design $f_c = 1,200$ psi.
- All exposed edges shall be chamfered 3/4" x 3/4". All construction keys are shown nominal size.
- Reinforcing Steel: Reinforcing steel shall conform to ASTM A-615, Grade 60. Where not indicated, bar lap splices shall be in accordance with AASHTO specifications. The minimum concrete cover shall be 2 inches unless otherwise noted. Design $f_s = 24,000$ psi.
- Foundation: Presumed soil bearing capacity = 2,500 psf. The engineer must approve all foundations prior to concrete placement. If unsuitable material is encountered, the material shall be undercut and backfilled with structural backfill.
- Structural Backfill: Cast-in-place concrete structures and pipe shall be backfilled with select granular backfill meeting the requirements of SMA graded aggregate-subbase. Structural fill shall be placed in loose lifts of approximately 6 inches, and compacted to 95% of the standard proctor maximum dry density in accordance with AASHTO 1-180. The static weight of equipment used adjacent to walls shall not exceed 3,000 pounds. No backfill shall be placed against the cast-in-place walls until the concrete has attained the specified 28 day strength.



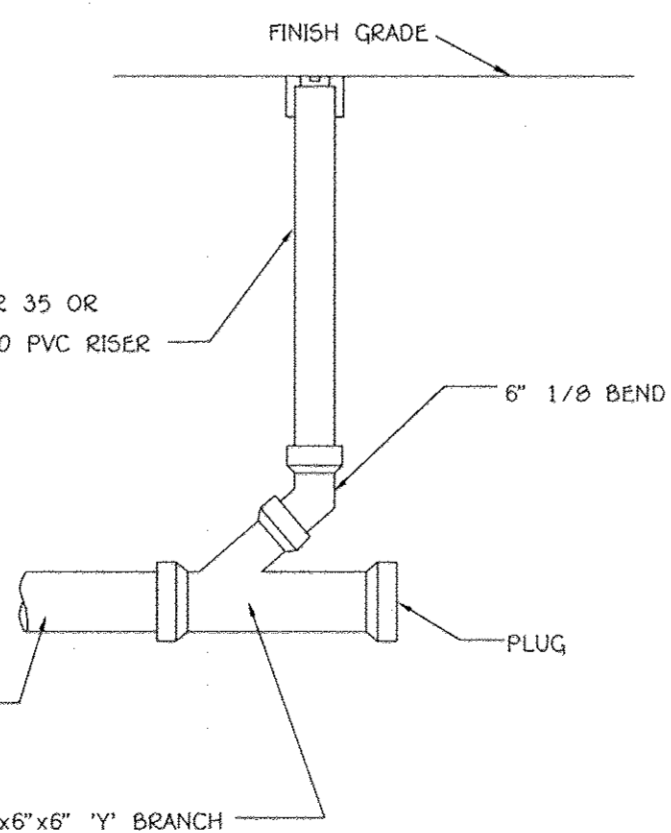
CONCRETE WALL CORNER REINFORCING
NOT TO SCALE



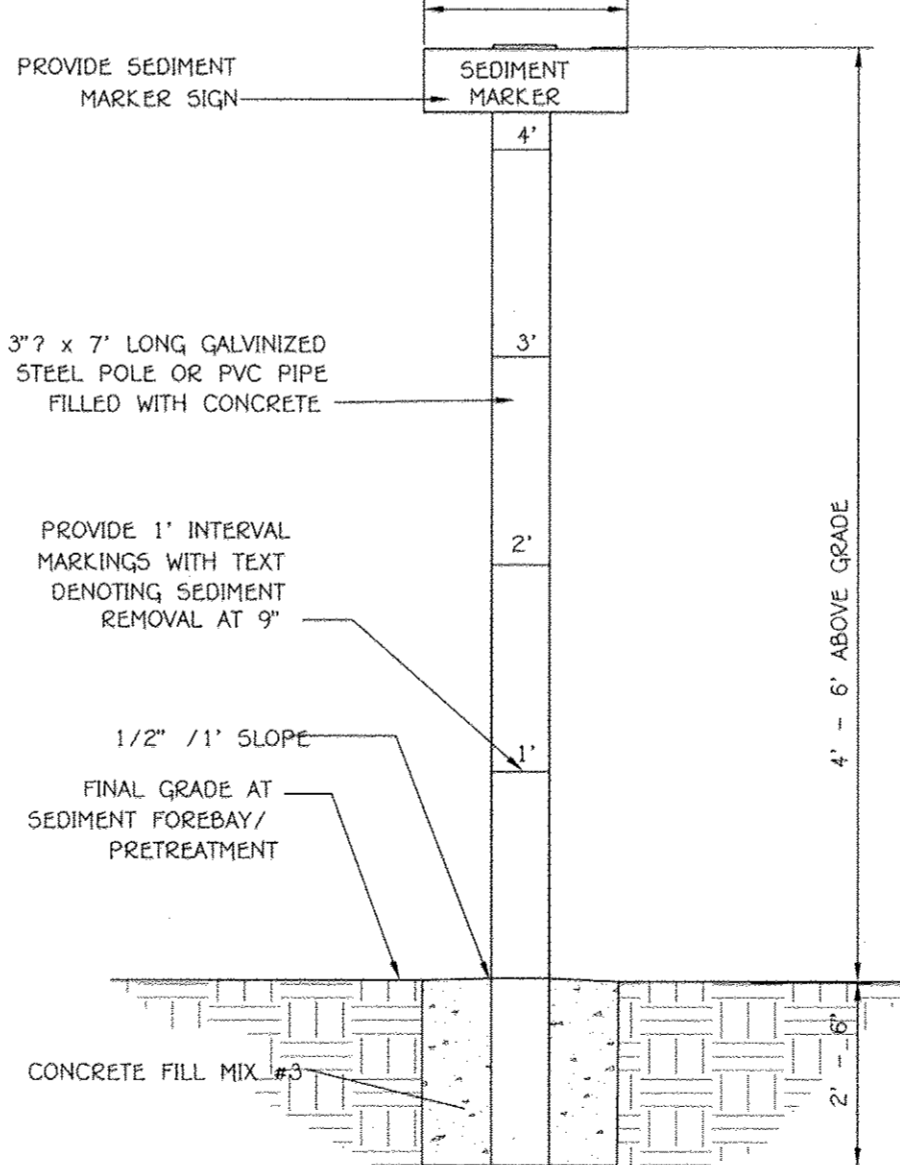
SECTION GABION FOREBAY DETAIL
NOT TO SCALE



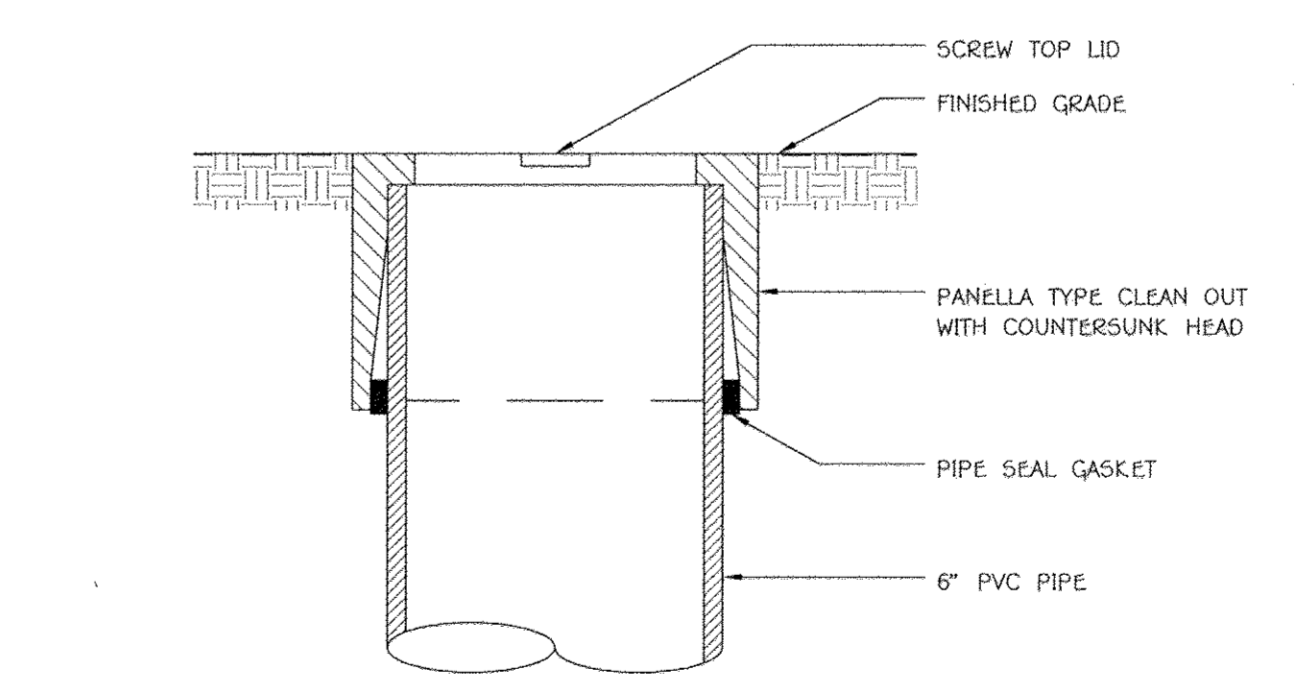
ADDITIONAL BARS AROUND OPENING IN CONCRETE WALL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE



SEDIMENT MARKER DETAIL
NOT TO SCALE



CLEANOUT/OBSERVATION WELL CAP DETAIL
NOT TO SCALE

APPROVED: DEPARTMENT OF PUBLIC WORKS
 With 2 small
 CHIEF, BUREAU OF HIGHWAYS 12-14-09
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development 12/22/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JR. 12/18/09

By The Developer:
 I/We Certify That All Development And/Or Construction Will Be Done According To These Plans, And That Any Responsible Personnel Involved In The Construction Project Will Have A Certificate Of Attendance At A Department Of The Environment Approved Training Program For The Control Of Sediment And Erosion Before Beginning The Project. I Shall Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion. I Also Authorize Periodic On-Site Inspections By The Howard Soil Conservation District.
 Signature Of Developer: *George A. Parrott* 12/13/09
 Printed Name Of Developer: **GEORGE A. PARROTT**

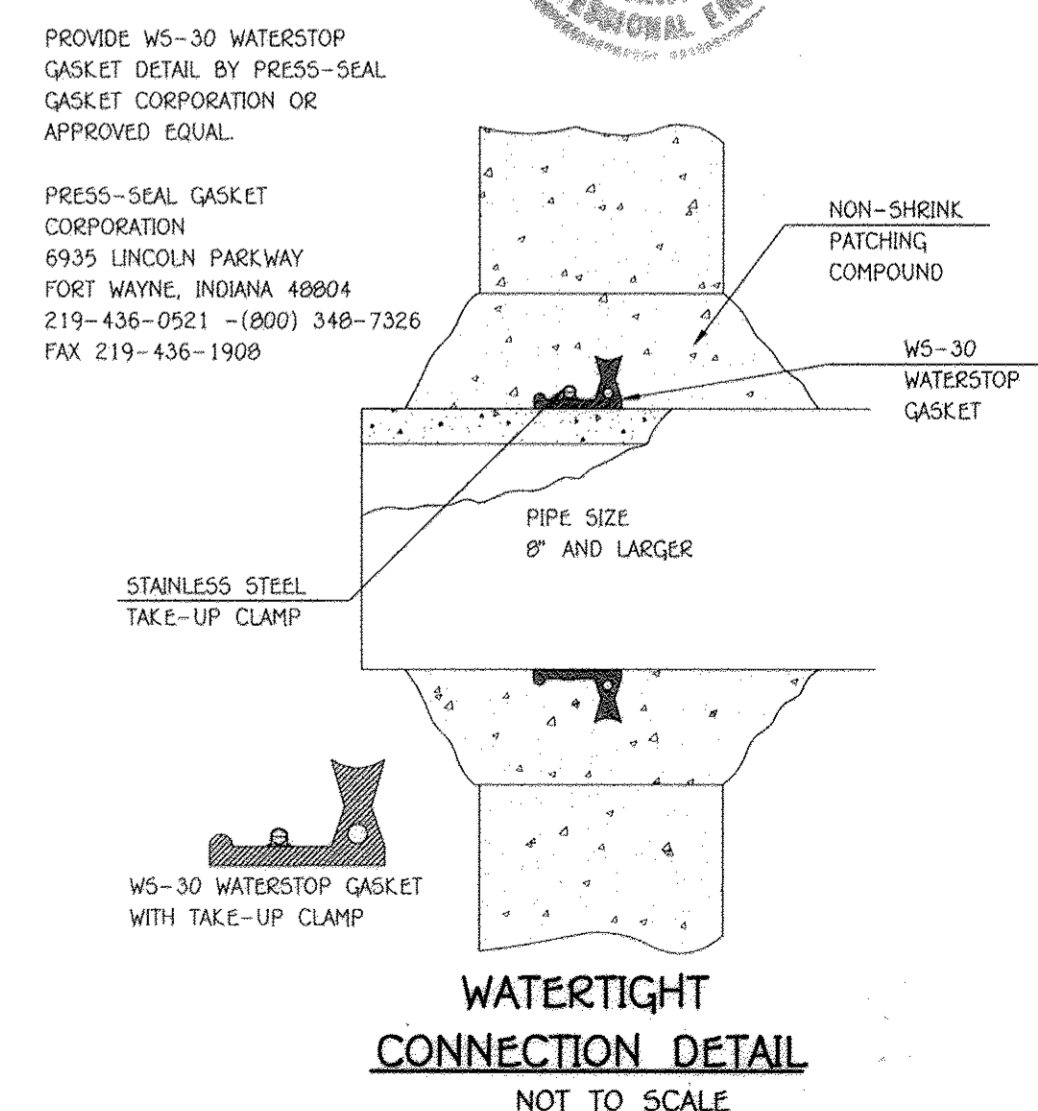
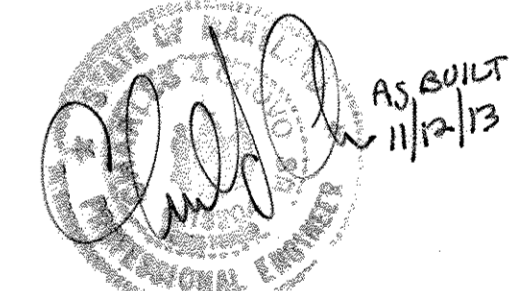
By The Engineer:
 I Certify That This Plan For Pond Construction, Erosion And Sediment Control Represents A Practical And Workable Plan Based On My Personal Knowledge Of The Site Conditions. This Plan Was Prepared In Accordance With The Requirements Of The Howard Soil Conservation District. I Have Notified The Developer That He/She Must Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion.
 Signature Of Engineer: *Charles J. Cravo* 12/3/09
 Printed Name Of Engineer: **CHARLES J. CRAVO**

These Plans For Small Pond Construction, Soil Erosion And Sediment Control Meet The Requirements Of The Howard Soil Conservation District.
 Howard Soil Conservation District 12/9/09

AS-BUILT CERTIFICATION
 I Herby Certify That The Facility Shown On This Plan Was Constructed As Shown On The "As-Built" Plans And Meets The Approved Specifications.
 Signature: *Charles J. Cravo* 13204
 R.E. No. 11/24/13
 Date: 11/24/13

Confirm Means To State Or Declare A Professional Opinion Based Upon Onsite Inspections And Material Tests Which Are Conducted During Construction. The Onsite Inspections And Material Tests Are Those Inspections And Tests Deemed Sufficient And Appropriate Commonly Accepted Engineering Standards. Certify Does Not Mean Or Imply A Guarantee By The Engineer Nor Does An Engineer's Certification Relieve Any Other Party From Meeting Requirements Imposed By Contract, Employment, Or Other Means, Including Meeting Commonly Accepted Industry Practices.

NO.	REVISIONS	DATE
1	REVISED TITLE BLOCK	6/2/11
2	CHANGED SUBDIVISION NAME AND ROAD NAME	9/2/10



WATERTIGHT CONNECTION DETAIL
NOT TO SCALE

SWM INFILTRATION BASIN DETAILS
GABRIEL'S COURTYARD
 LOTS 1-39, 42 THRU 44 (PER P-11-051),
 OPEN SPACE LOTS 40 AND 41

2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
 ZONED: R-5C
 TAX MAP No. 43 QBD No. 14 PARCEL Nos. 570 & 272
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS NOTED DATE: NOVEMBER 18, 2009
 SHEET 22 OF 24

APPLIEDSTORMWATER
 SPECIALTY ENGINEERING AND CONSULTING
 129 Cockeysville Road phone: 410.458.2651
 Hunt Valley, MD 21030 fax: 443.269.0216
 tes@mndswm.com www.mndswm.com

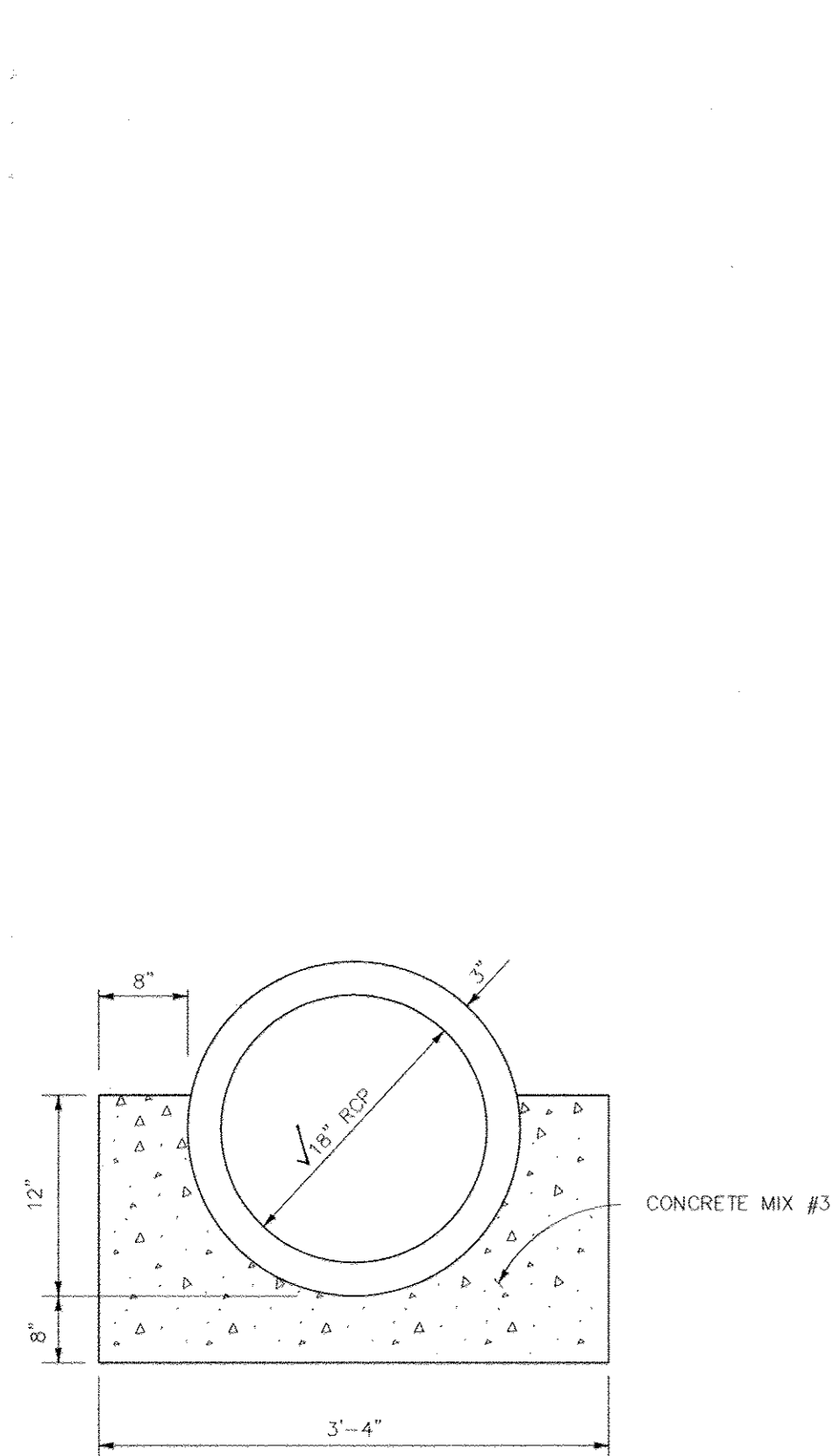
"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2010"

Charles J. Cravo
 CHARLES J. CRAVO, SR., P.E.
 12/3/09
 DATE

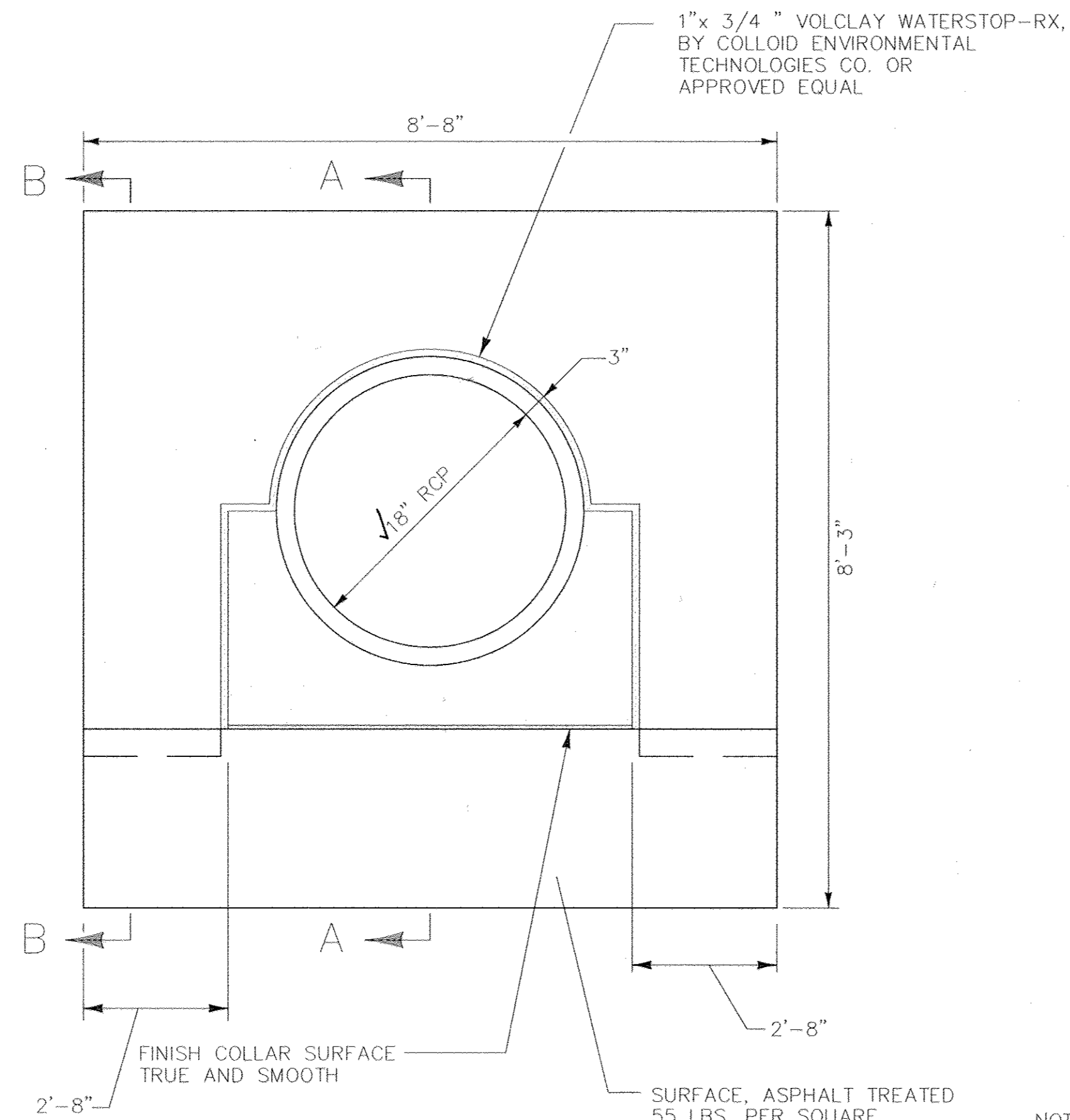
OWNERS
 PARCEL 570
 MR. GEORGE A. PARROTT
 6421 LOUDON AVENUE
 ELKBRIDGE, MARYLAND 21075
 (410) 796-2400

DEVELOPER
 PARCEL 272
 MICHAEL L. & MARY T. PFAU
 3675 PARK AVENUE SUITE 301
 ELLICOTT CITY, MARYLAND 21043-4511
 (410) 480-0023

MR. GEORGE A. PARROTT
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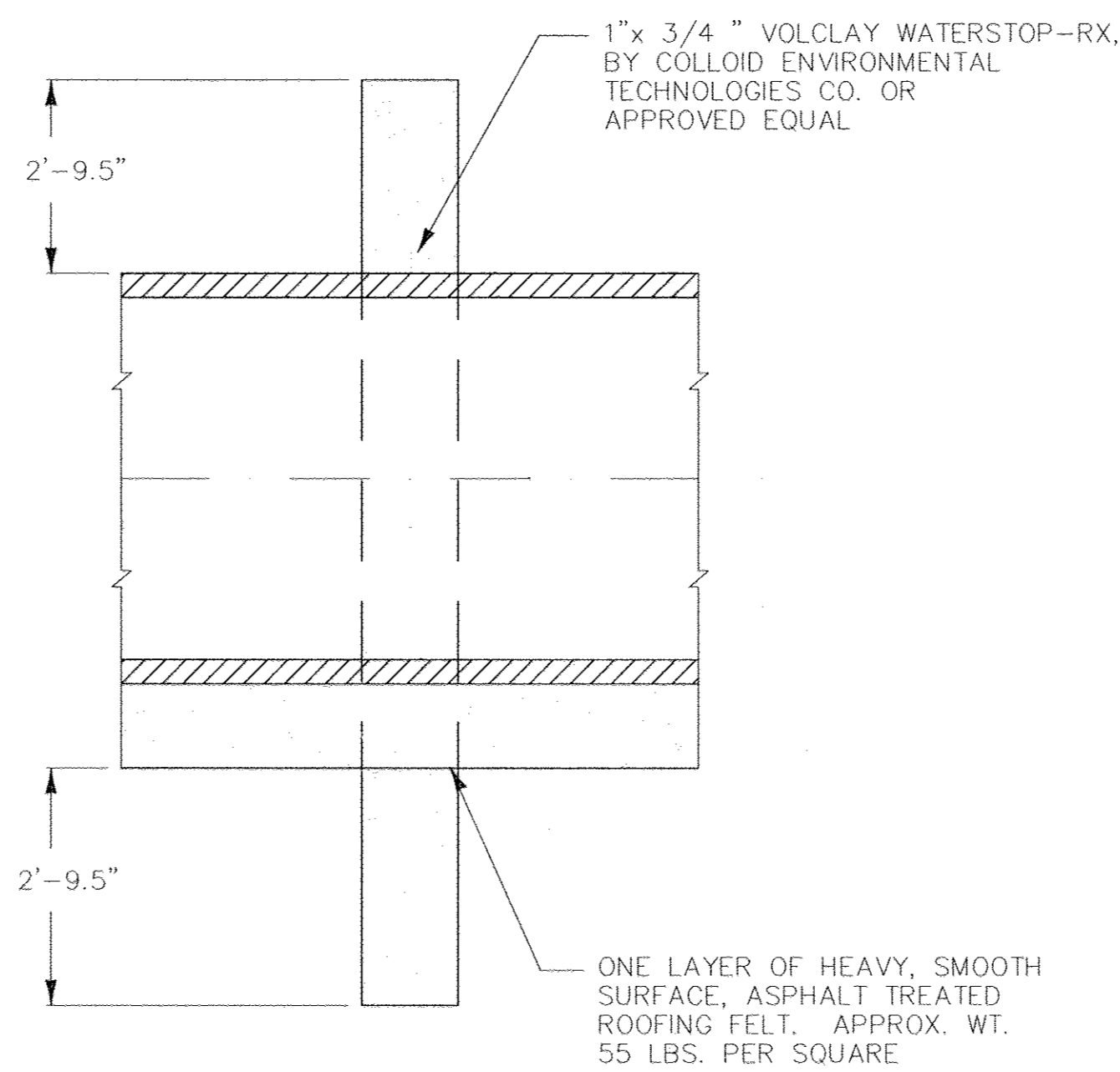


CONCRETE CRADLE
NOT TO SCALE

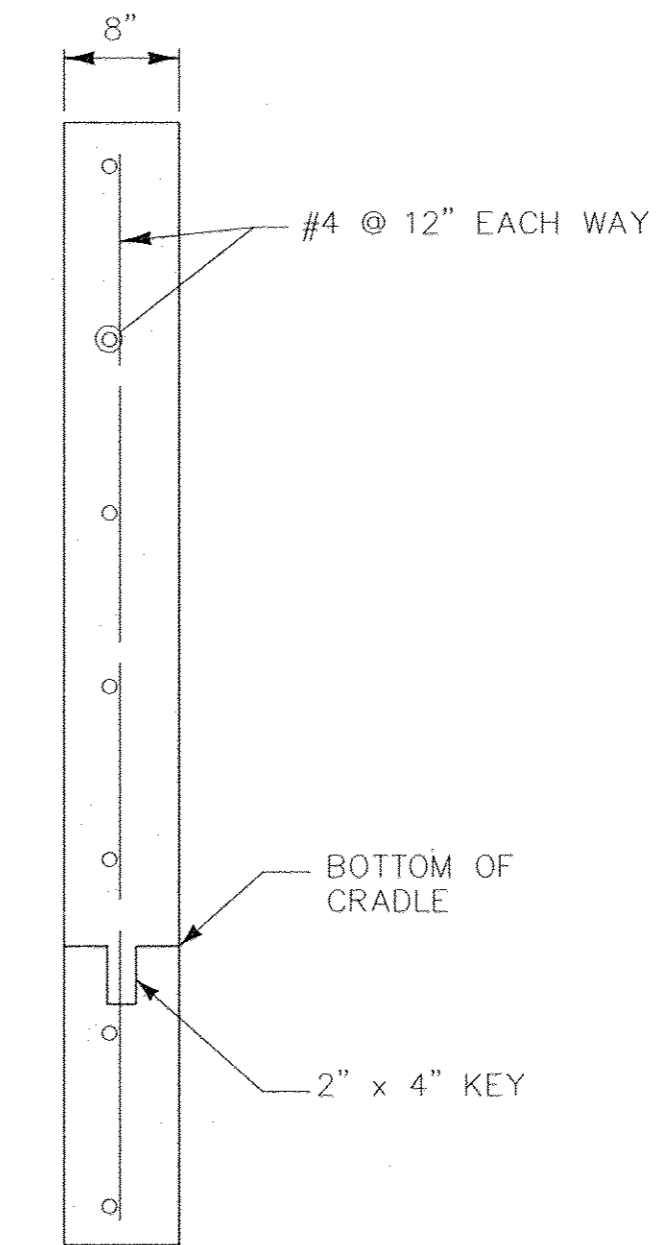


DETAIL SHOWN FOR EARTH FOUNDATION. FOR ROCK FOUNDATION, FOUND BOTTOM OF CRADLE ON ROCK LINE AND KEY COLLAR 6" INTO ROCK.

NOTE: ANTI-SEEP COLLAR TO BE FIELD ADJUSTED TO BE A MIN. 2" FROM ANY PIPE JOINT.
NOTE: PROVIDE ASPHALT JOINT FILLER MATERIAL BETWEEN ALL CONCRETE SURFACES EXCEPT BETWEEN THE PIPE AND CONC. CRADLE.

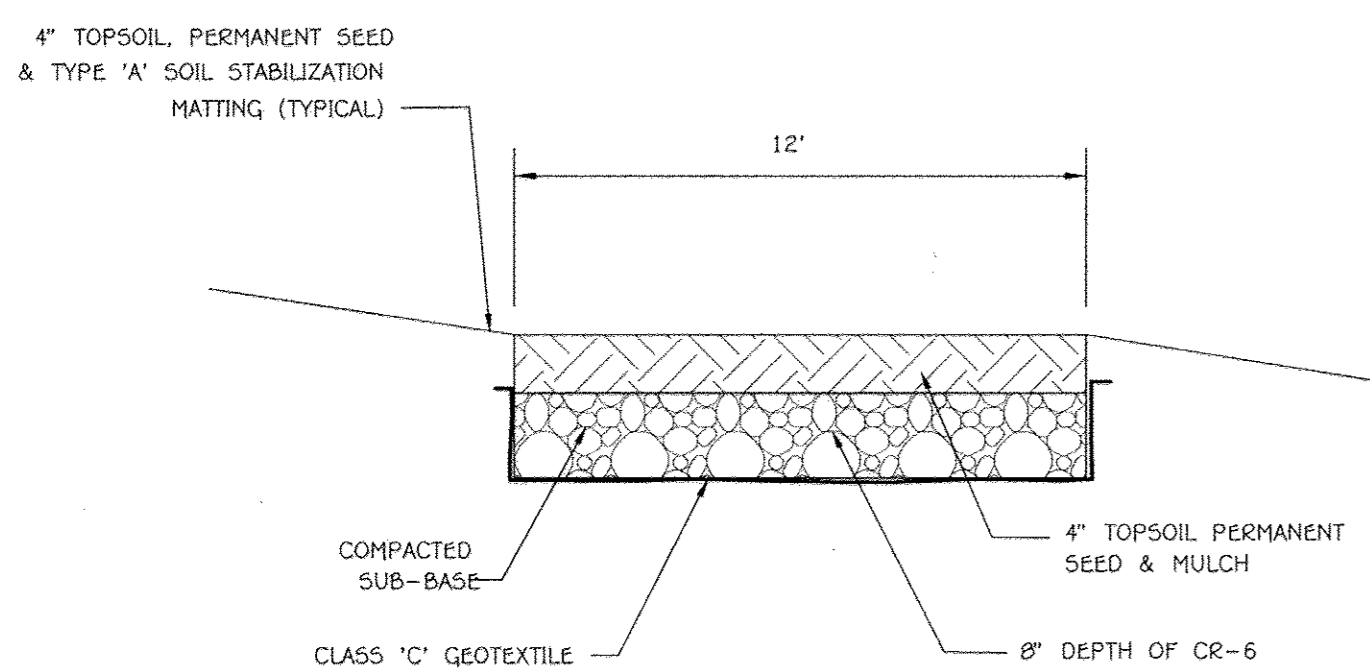


SECTION A-A

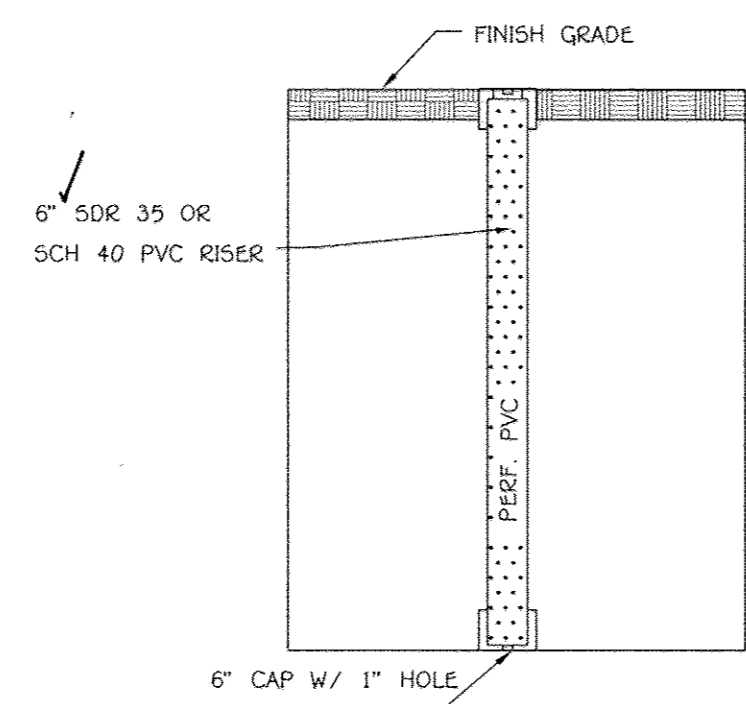


SECTION B-B (SHOWING STEEL)

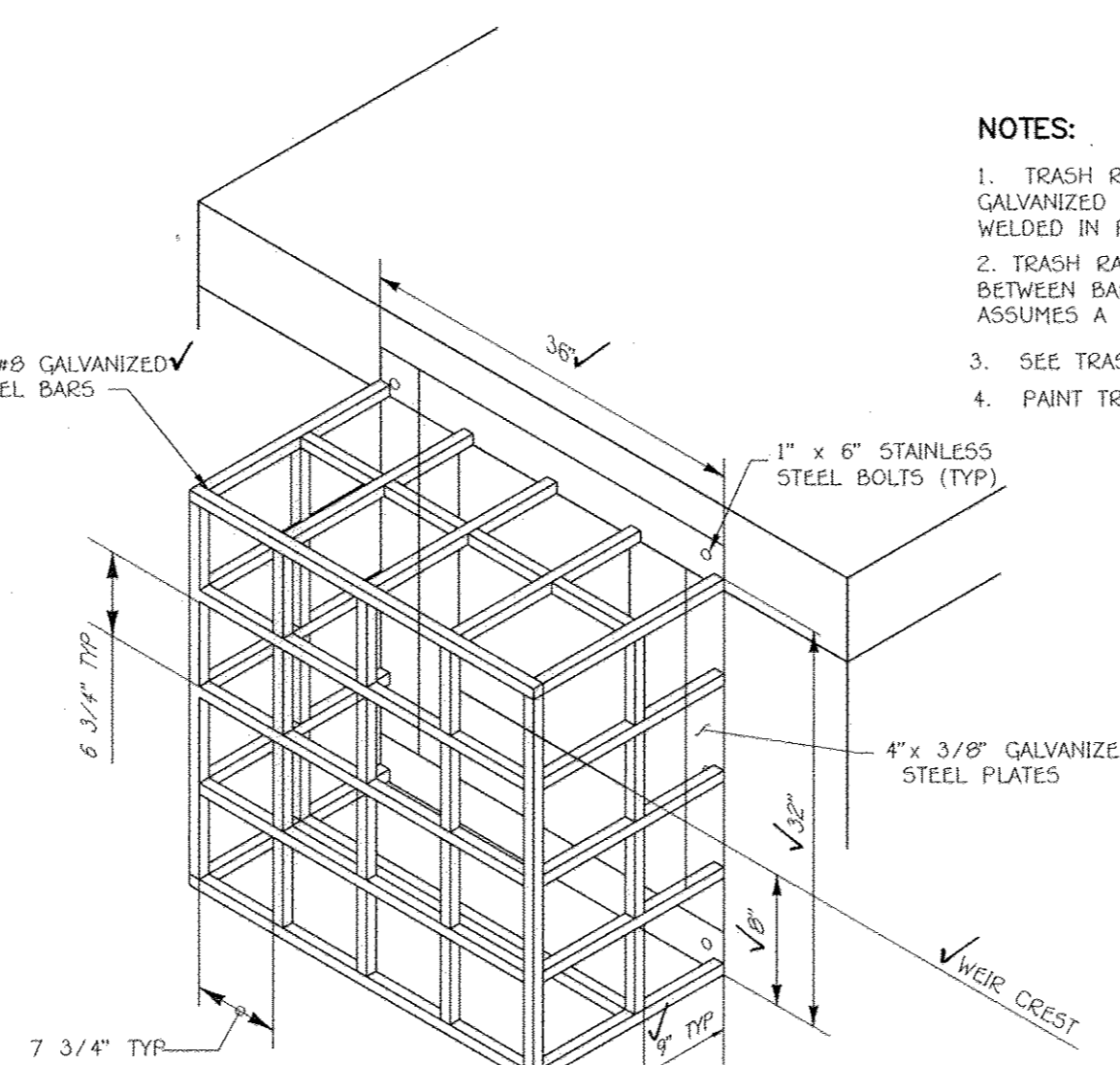
ANTI SEEP COLLAR
NOT TO SCALE



MAINTENANCE ACCESS ROAD
NOT TO SCALE

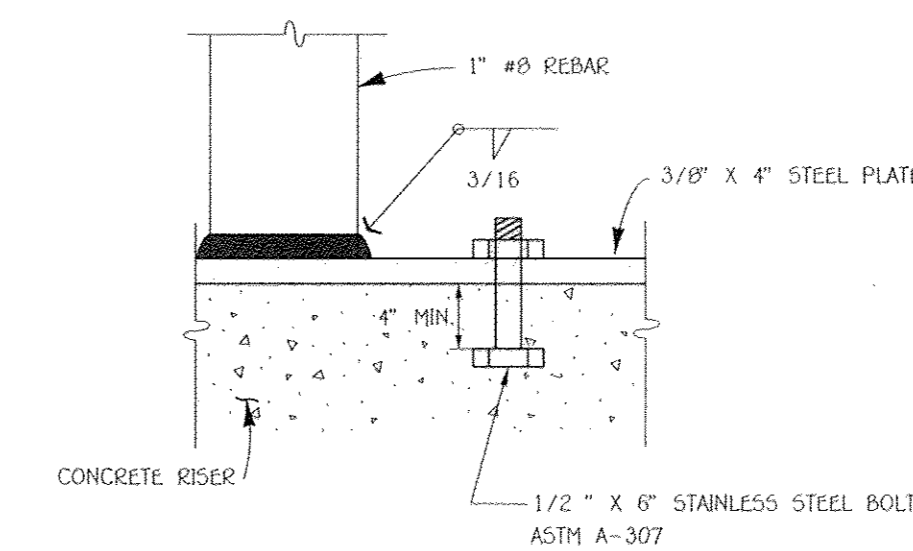


OBSERVATION WELL DETAIL
NOT TO SCALE

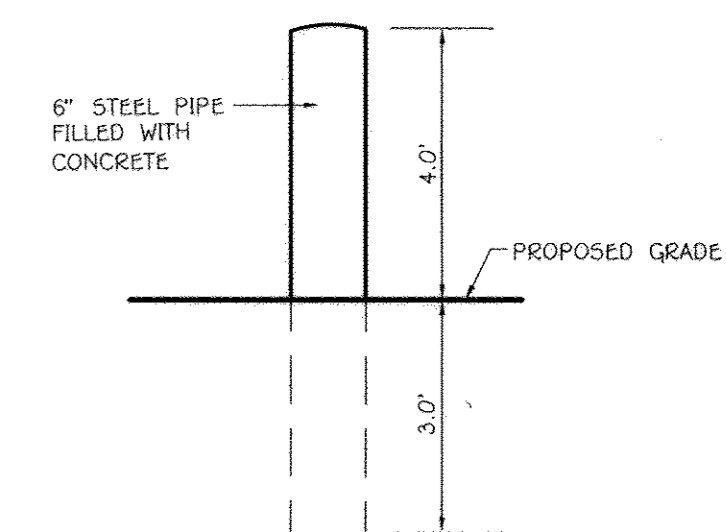


TRASH RACK DETAIL
NOT TO SCALE

NOTES:
1. TRASH RACK TO BE PREFABRICATED AND HOT DIP GALVANIZED EXCEPT AS NOTED. TRASH RACK TO BE CUT AND WELDED IN PLACE.
2. TRASH RACK OPENINGS INDICATED REPRESENT CLEAR SPACE BETWEEN BARS, NOT CENTER TO CENTER. THIS DETAIL ASSUMES A BAR DIAMETER OF 1".
3. SEE TRASH RACK WELDING DETAILS THIS SHEET
4. PAINT TRASH RACK BATTLESHIP GREY.



TRASH RACK WELDING DETAIL
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE

SWM INFILTRATION BASIN DETAILS
GABRIEL'S COURTYARD
LOTS 1-39, 42 THRU 44 (PER F-11-091),
OPEN SPACE LOTS 40 AND 41

2 SINGLE FAMILY DETACHED LOTS, 40 SINGLE FAMILY ATTACHED LOTS & 2 OPEN SPACE LOTS
ZONED: R-5C
TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS-NOTED DATE: NOVEMBER 18, 2009
SHEET 23 OF 24

APPROVED: DEPARTMENT OF PUBLIC WORKS
12-14-09
CHIEF, BUREAU OF HIGHWAYS
APPROVED: DEPARTMENT OF PLANNING AND ZONING
12/24/09
CHIEF, DIVISION OF LAND DEVELOPMENT
APPROVED: DEPARTMENT OF ENGINEERING DIVISIONS
12/18/09
CHIEF, DEPARTMENT OF ENGINEERING DIVISIONS

By The Developer:
"I/We Certify That All Development And/Or Construction Will Be Done According To These Plans, And That Any Responsible Personnel Involved In The Construction Project Will Have A Certificate Of Attendance At A Department Of The Environment Approved Training Program For The Control Of Sediment And Erosion Before Beginning The Project. I Shall Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion. I Also Authorize Periodic On-Site Inspections By The Howard Soil Conservation District."
Signature Of Developer: *George A. Parrott*
Date: 12/3/09

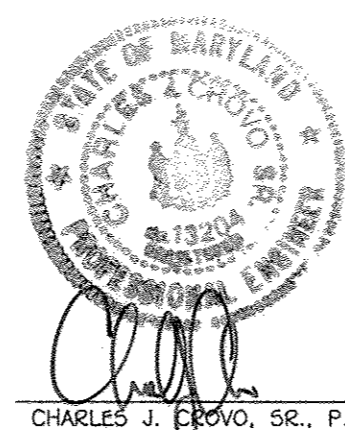
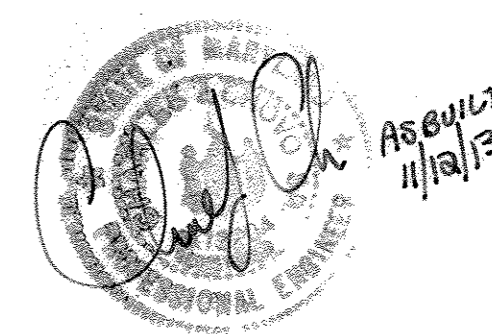
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"I Certify That This Plan For Pond Construction, Erosion And Sediment Control Represents A Practical And Workable Plan Based On My Personal Knowledge Of The Site Conditions. This Plan Was Prepared In Accordance With The Requirements Of The Howard Soil Conservation District. I Have Notified The Developer That He/She Must Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion."
Signature Of Engineer: *Charles J. Cravo Sr.*
Date: 12/3/09

These Plans For Small Pond Construction, Soil Erosion And Sediment Control Meet The Requirements Of The Howard Soil Conservation District.
Signature: *Charles J. Cravo Sr.*
Date: 12/3/09
Howard Soil Conservation District

AS-BUILT CERTIFICATION
I Herby Certify That The Facility Shown On This Plan Was Constructed As Shown On The "As-Built" Plans And Meets The Approved Specifications.
Signature: *Charles J. Cravo Sr.*
Date: 12/3/09
P.E. No. 13204

AS-BUILT CERTIFICATION
I Herby Certify That The Facility Shown On This Plan Was Constructed As Shown On The "As-Built" Plans And Meets The Approved Specifications.
Signature: *Charles J. Cravo Sr.*
Date: 12/3/09
P.E. No. 13204

NO.	DESCRIPTION	DATE
2	REMOVED TITLE BLOCK	6/9/11
1	CHANGED SUBDIVISION NAME AND ROAD NAME	9/2/10
REVISIONS		



"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 13204, Expiration Date: November 3, 2010."

CHARLES J. CRAVO, SR., P.E.
12/3/09
DATE

OWNERS

PARCEL 570
MR. GEORGE A. PARROTT
6421 LOUDON AVENUE
ELK RIDGE, MARYLAND 21075
(410) 796-2400

DEVELOPER

MR. GEORGE A. PARROTT
6421 LOUDON AVENUE
ELK RIDGE, MARYLAND 21075
(410) 796-2400

APPLIEDSTORMWATER

129 Cockeysville Road phone: 410.458.2651
Hunt Valley, MD 21030 fax: 443.269.0216
tes@mdswm.com www.mdswm.com

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2895

AS-BUILT

